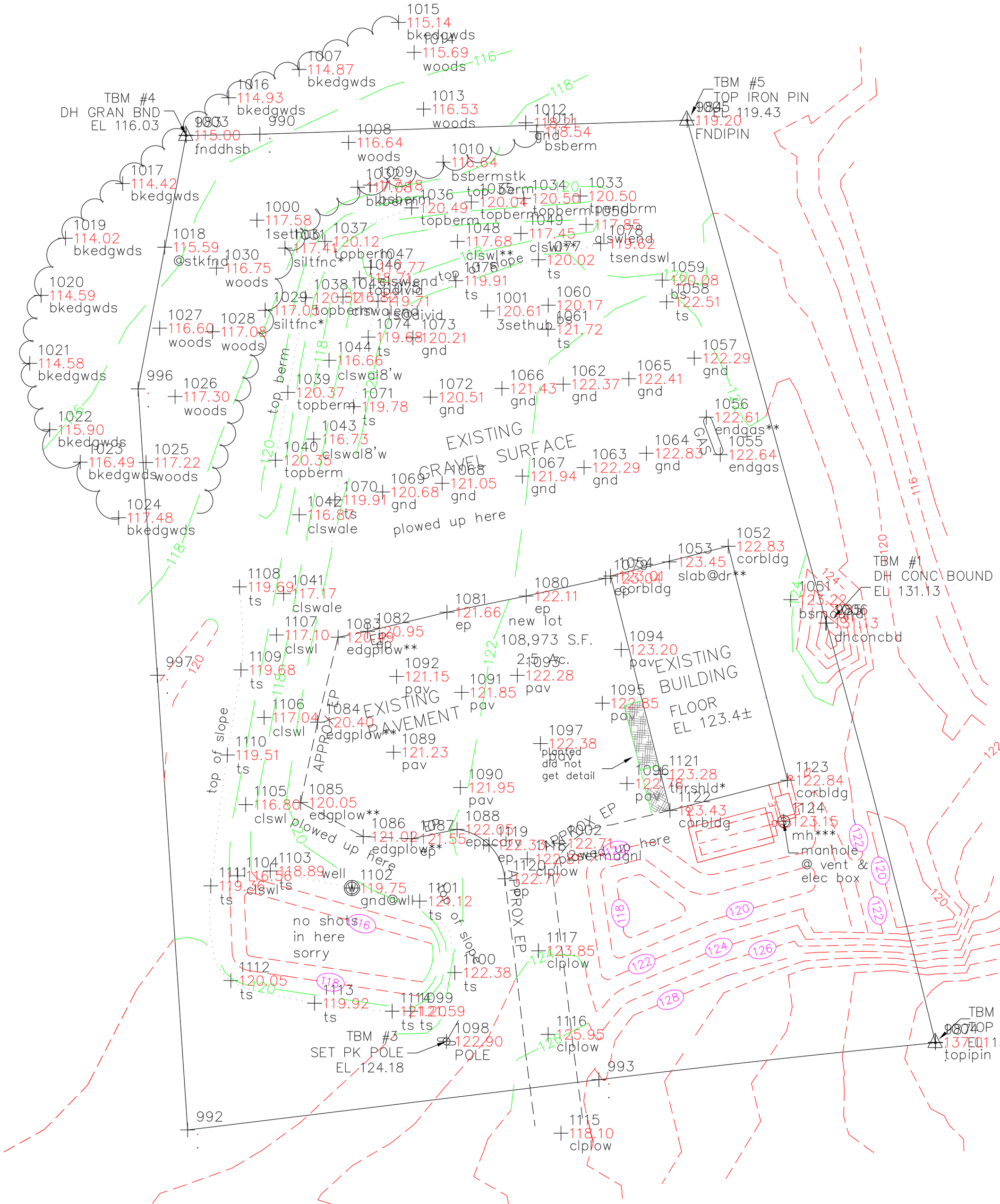
TBM #4
DH GRAN BND
EL 116.03
TBM #5
TOP IRON PIN
EL 119.43
FNDIPIN
TBM #1
DH CONC BOUND
EL 131.13
dhconcbd
TBM #2
TOP IRON PIN
EL 137.01
topipin
TBM #3
SET PK POLE
EL 124.18
POLE
EXISTING GRAVEL SURFACE
EXISTING BUILDING
FLOOR
EL 123.4±
EXISTING PAVEMENT
APPROX EP
APPROX EP
top of slope
top of slope
plowed up here
plowed up here
plowed up here
no shots
in here
sorry
new lot
108,973 S.F.
2.5 Ac.
planted
dfa not
get detail
manhole
@ vent &
elec box
mh***
fnddhsb
bsberm
topberm
siltfnc*
clswl**
clswl8'w
clswale
clplow
edgplow**
ts
gnd
pav
ep
woods
corbldg
endgas
endgas**
slab@dr**
tsendswl
clswlend
bsbermstk
tbermstk
tbermbsbrm
tsbermbsbrm
tbermtsbrm
tbermtsbrm
tbermbsbrm
tbermtsbrm
tbermbsbrm
tbermtsbrm
tbermb

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Command= 210-
Point#, Start#-End# or G#= 1000-1124
Bearing      Distance  Elev    Descrip  Pnt.  Northing     Easting      Type

-------------------------12-31-2007-----11:38:47----------------------C:\BMHOME3

                       117.61  1sethub  1000  815.2716     -7198.5096   TRA

                       120.64  3sethub  1001  777.4780     -7102.5610   TRA

                       122.74  2setmagn 1002  556.1036     -7072.7699   TRA

                       116.06  fnddhsb  1003  850.6318     -7228.0409   SS

                       137.04  topipin  1004  473.3982     -6916.2695   SS

                       119.43  topipin  1005  856.7970     -7019.5560   SS

                       131.16  dhconcbd 1006  647.7306     -6961.9045   SS

                       114.90  bkedgwds 1007  877.9575     -7180.9458   SS
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STOCKTON SERVICES
JOB #19 520altus [1155]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
12-31-2007		11:38:47					C:\BMHOME3
		116.67	woods	1008	847.5736	-7160.3968	SS
		117.21	bsberm	1009	829.8764	-7151.3388	SS
		116.67	bsbermst	1010	839.3579	-7121.0479	SS
		118.57	bsberm	1011	852.0372	-7082.2127	SS
		118.24	gnd	1012	855.7893	-7086.6943	SS
		116.56	woods	1013	861.4601	-7129.1998	SS
		115.72	woods	1014	885.0571	-7133.1401	SS
		115.17	bkedgwds	1015	897.5141	-7139.6069	SS
		114.96	bkedgwds	1016	866.1752	-7210.2504	SS
		114.45	bkedgwds	1017	830.4964	-7254.3928	SS
		115.62	@stkfnd	1018	804.0474	-7236.8921	SS
		114.05	bkedgwds	1019	807.7490	-7278.1852	SS
		114.62	bkedgwds	1020	783.9967	-7288.2881	SS
		114.61	bkedgwds	1021	755.7469	-7293.0515	SS
		115.93	bkedgwds	1022	728.1565	-7284.7323	SS
		116.52	bkedgwds	1023	714.6398	-7272.0172	SS
		117.51	bkedgwds	1024	691.5258	-7256.0511	SS
		117.25	woods	1025	714.4902	-7244.6704	SS
		117.33	woods	1026	741.9154	-7232.5747	SS
		116.63	woods	1027	770.3470	-7238.9867	SS
		117.11	woods	1028	768.8676	-7216.9937	SS
		117.08	siltfnc*	1029	777.7848	-7195.1178	SS
		116.78	woods	1030	795.3624	-7215.3711	SS
		117.44	siltfnc*	1031	803.6562	-7186.8471	SS
		117.11	bkberm	1032	828.9444	-7156.5932	SS
		120.53	tpendbrm	1033	825.3241	-7064.0047	SS
		120.53	topberm	1034	824.3573	-7087.5509	SS
		120.07	topberm	1035	822.8529	-7109.3513	SS
		120.52	topberm	1036	820.3695	-7134.2013	SS

STOCKTON SERVICES
JOB #19 520altus [1155]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
12-31-2007		11:38:47					C:\BMHOME3
		120.15	topberm	1037	806.4365	-7170.2484	SS
		120.55	topberm	1038	783.0160	-7178.3449	SS
		120.40	topberm	1039	743.6281	-7185.6415	SS
		120.38	topberm	1040	715.4462	-7190.8348	SS
		117.20	clswale	1041	660.0090	-7187.3938	SS
		116.90	clswale	1042	692.7660	-7180.9338	SS
		116.76	clswal8'	1043	724.2227	-7174.9406	SS
		116.69	clswal8'	1044	756.9965	-7168.5398	SS
		116.85	clswalen	1045	783.3132	-7162.7356	SS
		118.74	topdivid	1046	791.2599	-7155.8994	SS
		117.80	clswlend	1047	795.6875	-7151.2248	SS
		117.71	clswl**	1048	806.4713	-7115.1026	SS
		117.48	clswl**	1049	809.7764	-7088.7471	SS
		117.88	clswlend	1050	813.4908	-7061.6112	SS
		123.25	bsmound	1051	657.4585	-6976.4829	SS
		122.86	corbldg	1052	679.6748	-7002.4724	SS
		123.48	slab@dr*	1053	673.1727	-7026.9123	SS
		123.04	corbldg	1054	667.2813	-7051.3854	SS
		122.67	endgas	1055	717.7909	-7005.7756	SS
		122.64	endgas**	1056	733.3293	-7011.5877	SS
		122.32	gnd	1057	757.9013	-7016.6021	SS
		122.54	ts	1058	781.3182	-7028.0900	SS
		120.11	bs	1059	790.3432	-7029.8809	SS
		120.20	bs	1060	779.9305	-7077.3500	SS
		121.75	ts	1061	769.8977	-7077.3980	SS
		122.40	gnd	1062	747.0863	-7071.1042	SS
		122.32	gnd	1063	712.3845	-7062.4491	SS
		122.86	gnd	1064	718.3225	-7036.4946	SS
		122.44	gnd	1065	749.3225	-7043.8201	SS

STOCKTON SERVICES
JOB #19 520altus [1155]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
12-31-2007		11:38:47					C:\BMHOME3
		121.46	gnd	1066	745.3034	-7096.6120	SS
		121.97	gnd	1067	708.8224	-7088.1097	SS
		121.08	gnd	1068	705.8625	-7121.4708	SS
		120.71	gnd	1069	702.2209	-7146.2314	SS
		119.94	ts	1070	698.9394	-7166.0645	SS
		119.81	ts	1071	737.7372	-7158.3545	SS
		120.54	gnd	1072	741.6725	-7126.3359	SS
		120.24	gnd	1073	766.3558	-7133.6090	SS
		119.71	ts	1074	766.6383	-7152.2218	SS
		119.74	ts@divid	1075	781.5853	-7148.1263	SS
		119.94	ts	1076	790.1181	-7115.7942	SS
		120.05	ts	1077	798.8113	-7081.4401	SS
		119.65	tsendswl	1078	805.5100	-7055.5665	SS
		123.07	ep	1079	666.3474	-7053.4712	SS
		122.14	ep	1080	658.9474	-7086.5280	SS
		121.69	ep	1081	652.2436	-7119.4643	SS
		120.98	ep	1082	644.2867	-7152.5123	SS
		120.52	edgplow*	1083	641.8283	-7164.7602	SS
		120.43	edgplow*	1084	606.4945	-7173.3293	SS
		120.08	edgplow*	1085	573.1060	-7180.3341	SS
		121.05	edgplow*	1086	558.9385	-7154.2976	SS
		121.58	ep	1087	558.0268	-7134.1985	SS
		122.08	eppcdrv	1088	561.9423	-7115.2697	SS
		121.26	pav	1089	594.0330	-7141.6817	SS
		121.98	pav	1090	579.3223	-7113.9027	SS
		121.88	pav	1091	618.8750	-7113.3565	SS
		121.18	pav	1092	625.5399	-7140.4458	SS
		122.31	pav	1093	625.9829	-7090.1820	SS
		123.23	pav	1094	636.7269	-7046.9742	SS

STOCKTON SERVICES
JOB #19 520altus [1155]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
12-31-2007		11:38:47					C:\BMHOME3
		122.88	pav	1095	614.4191	-7054.8346	SS
		122.81	pav	1096	580.9900	-7044.5948	SS
		122.41	pav	1097	597.6270	-7080.5737	SS
		124.21	tbmpkpol	1098	473.7650	-7119.6519	SS
		121.62	ts	1099	486.3257	-7134.5240	SS
		122.41	ts	1100	502.3802	-7116.2281	SS
		121.15	ts	1101	532.0853	-7130.8171	SS
		121.78	topwll	1102	537.5370	-7159.0038	SS
		118.92	ts	1103	544.5922	-7192.9800	SS
		116.59	clswl	1104	542.6188	-7206.5118	SS
		116.83	clswl	1105	572.2499	-7203.1842	SS
		117.07	clswl	1106	608.4478	-7195.5257	SS
		117.13	clswl	1107	642.7838	-7190.3783	SS
		119.72	ts	1108	662.7837	-7205.7593	SS
		119.71	ts	1109	628.2650	-7205.1721	SS
		119.54	ts	1110	592.8864	-7210.8134	SS
		119.39	ts	1111	538.4696	-7217.7111	SS
		120.08	ts	1112	499.0582	-7209.3885	SS
		119.95	ts	1113	489.6148	-7174.5347	SS
		121.23	ts	1114	486.3078	-7142.2739	SS
		118.13	clplow	1115	435.5457	-7072.0469	SS
		125.98	clplowed	1116	476.6480	-7077.3949	SS
		123.88	clplow	1117	511.4327	-7081.4166	SS
		122.84	clplow	1118	549.6791	-7086.0806	SS
		122.36	ep	1119	555.4596	-7101.9428	SS
		122.80	ep	1120	541.4046	-7095.3942	SS
		123.31	thrshld*	1121	584.9012	-7030.5330	SS
		123.46	corbldg	1122	569.8557	-7026.6777	SS
		122.87	corbldg	1123	582.3533	-6977.7801	SS

STOCKTON SERVICES
JOB #19 520altus [1155]

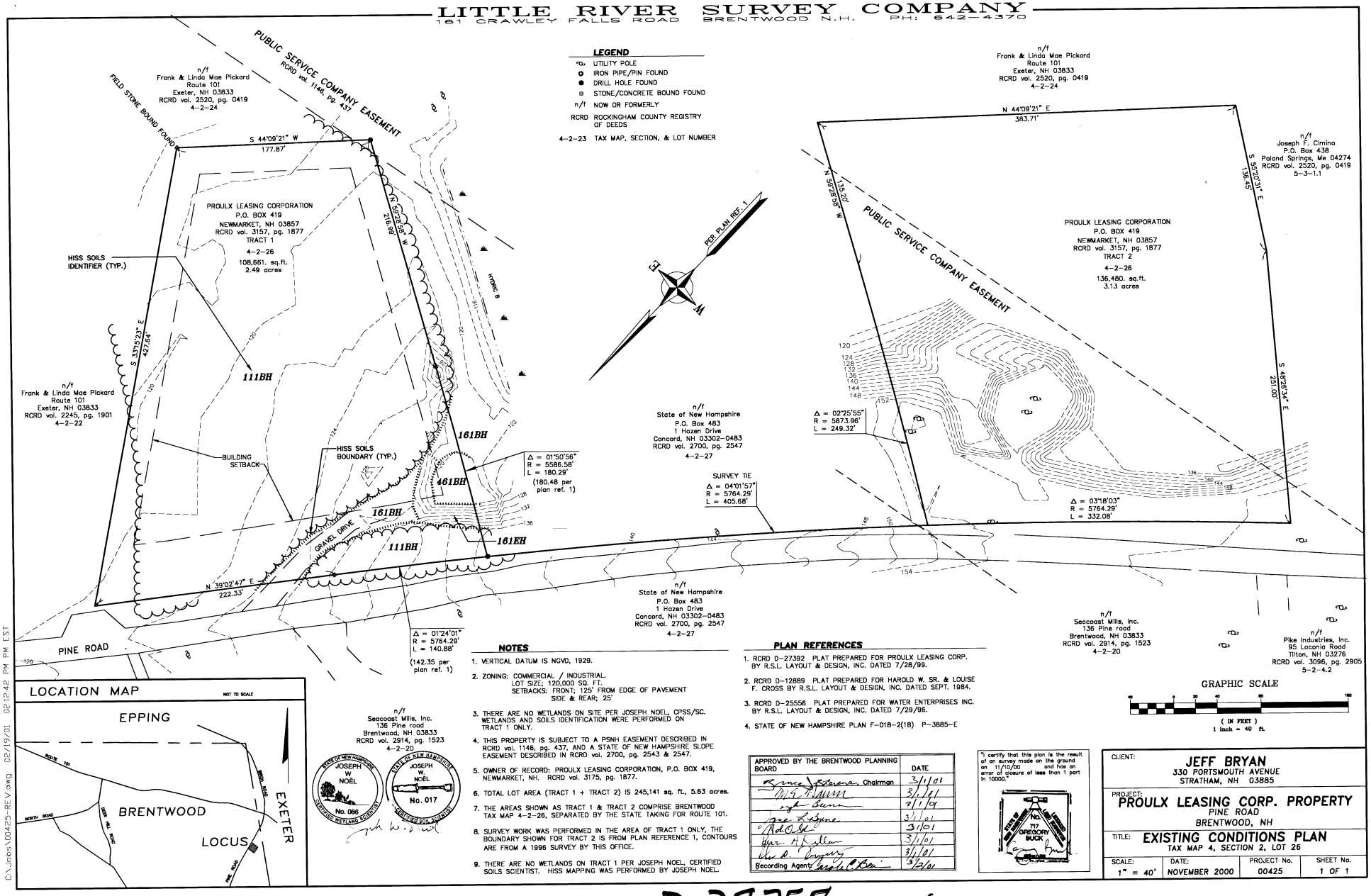
Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------12-31-2007-----11:38:47----------							C:\BMHOME3
		123.18	mh***	1124	565.2914	-6979.4009	SS

Point#, Start#-End# or G#= 4-

2001 MAR -2 AM 10:23 013048

LITTLE RIVER SURVEY COMPANY

161 CRAWLEY FALLS ROAD BRENTWOOD N.H. PH: 642-4370


PUBLIC SERVICE COMPANY EASEMENT
RCRD vol. 1146, pg. 437
FIELD STONE BOUND FOUND
n/f Frank & Linda Mae Pickard Route 101 Exeter, NH 03833 RCRD vol. 2520, pg. 0419 4-2-24
S 44°09'21" W 177.87'
PROULX LEASING CORPORATION P.O. BOX 419 NEWMARKET, NH 03857 RCRD vol. 3157, pg. 1877 TRACT 1 4-2-26 108,661. sq.ft. 2.49 acres
S 59°28'56" W 216.89'
S 33°15'23" E 427.64'
HISS SOILS IDENTIFIER (TYP.)
111BH
161BH
461BH
161EH
HISS SOILS BOUNDARY (TYP.)
BUILDING SETBACK
GRAVEL DRIVE
N 39°02'47" E 222.33'
Δ = 01°50'56" R = 5586.58' L = 180.29' (180.48 per plan ref. 1)
SURVEY TIE Δ = 04°01'57" R = 5764.29' L = 405.68'
Δ = 01°24'01" R = 5764.29' L = 140.88' (142.35 per plan ref. 1)
n/f Frank & Linda Mae Pickard Route 101 Exeter, NH 03833 RCRD vol. 2245, pg. 1901 4-2-22
n/f State of New Hampshire P.O. Box 483 1 Hazen Drive Concord, NH 03302-0483 RCRD vol. 2700, pg. 2547 4-2-27
n/f State of New Hampshire P.O. Box 483 1 Hazen Drive Concord, NH 03302-0483 RCRD vol. 2700, pg. 2547 4-2-27
PINE ROAD
PER PLAN REF. 1
n/f Frank & Linda Mae Pickard Route 101 Exeter, NH 03833 RCRD vol. 2520, pg. 0419 4-2-24
N 44°09'21" E 383.71'
N 59°28'56" W 135.20'
PROULX LEASING CORPORATION P.O. BOX 419 NEWMARKET, NH 03857 RCRD vol. 3157, pg. 1877 TRACT 2 4-2-26 136,480. sq.ft. 3.13 acres
S 55°20'31" E 136.45'
S 48°29'34" E 251.00'
Δ = 02°25'55" R = 5873.96' L = 249.32'
Δ = 03°18'03" R = 5764.29' L = 332.08'
n/f Joseph F. Cimino P.O. Box 438 Poland Springs, Me 04274 RCRD vol. 2520, pg. 0419 5-3-1.1
n/f Seacoast Mills, Inc. 136 Pine road Brentwood, NH 03833 RCRD vol. 2914, pg. 1523 4-2-20
n/f Pike Industries, Inc. 95 Laconia Road Tilton, NH 03276 RCRD vol. 3096, pg. 2905 5-2-4.2
n/f Seacoast Mills, Inc. 136 Pine road Brentwood, NH 03833 RCRD vol. 2914, pg. 1523 4-2-20

LEGEND

- UTILITY POLE
- IRON PIPE/PIN FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- n/f NOW OR FORMERLY
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 4-2-23 TAX MAP, SECTION, & LOT NUMBER

LOCATION MAP

NOT TO SCALE

NOTES

1. VERTICAL DATUM IS NGVD, 1929.
2. ZONING: COMMERCIAL / INDUSTRIAL. LOT SIZE; 120,000 SQ. FT. SETBACKS: FRONT; 125' FROM EDGE OF PAVEMENT SIDE & REAR; 25'
3. THERE ARE NO WETLANDS ON SITE PER JOSEPH NOEL, CPSS/SC. WETLANDS AND SOILS IDENTIFICATION WERE PERFORMED ON TRACT 1 ONLY.
4. THIS PROPERTY IS SUBJECT TO A PSNH EASEMENT DESCRIBED IN RCRD vol. 1146, pg. 437, AND A STATE OF NEW HAMPSHIRE SLOPE EASEMENT DESCRIBED IN RCRD vol. 2700, pg. 2543 & 2547.
5. OWNER OF RECORD: PROULX LEASING CORPORATION, P.O. BOX 419, NEWMARKET, NH. RCRD vol. 3175, pg. 1877.
6. TOTAL LOT AREA (TRACT 1 + TRACT 2) IS 245,141 sq. ft., 5.63 acres.
7. THE AREAS SHOWN AS TRACT 1 & TRACT 2 COMPRISE BRENTWOOD TAX MAP 4-2-26, SEPARATED BY THE STATE TAKING FOR ROUTE 101.
8. SURVEY WORK WAS PERFORMED IN THE AREA OF TRACT 1 ONLY, THE BOUNDARY SHOWN FOR TRACT 2 IS FROM PLAN REFERENCE 1, CONTOURS ARE FROM A 1996 SURVEY BY THIS OFFICE.
9. THERE ARE NO WETLANDS ON TRACT 1 PER JOSEPH NOEL, CERTIFIED SOILS SCIENTIST. HISS MAPPING WAS PERFORMED BY JOSEPH NOEL.

PLAN REFERENCES

1. RCRD D-27392 PLAT PREPARED FOR PROULX LEASING CORP. BY R.S.L. LAYOUT & DESIGN, INC. DATED 7/28/99.
2. RCRD D-12889 PLAT PREPARED FOR HAROLD W. SR. & LOUISE F. CROSS BY R.S.L. LAYOUT & DESIGN, INC. DATED SEPT. 1984.
3. RCRD D-25556 PLAT PREPARED FOR WATER ENTERPRISES INC. BY R.S.L. LAYOUT & DESIGN, INC. DATED 7/29/96.
4. STATE OF NEW HAMPSHIRE PLAN F-018-2(18) P-3885-E

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

APPROVED BY THE BRENTWOOD PLANNING BOARD	DATE
Bruce Stevens, Chairman	3/1/01
[illegible]	3/1/01
[illegible]	3/1/01
[illegible]	3/1/01
[illegible]	3/1/01
[illegible]	3/1/01
[illegible]	3/1/01
Recording Agent [illegible]	3/2/01

"I certify that this plan is the result of an survey made on the ground on 11/10/00 and has an error of closure of less than 1 part in 10000."

GREGORY BUCK No. 717 LICENSED LAND SURVEYOR

CLIENT: **JEFF BRYAN**
330 PORTSMOUTH AVENUE
STRATHAM, NH 03885

PROJECT: **PROULX LEASING CORP. PROPERTY**
PINE ROAD
BRENTWOOD, NH

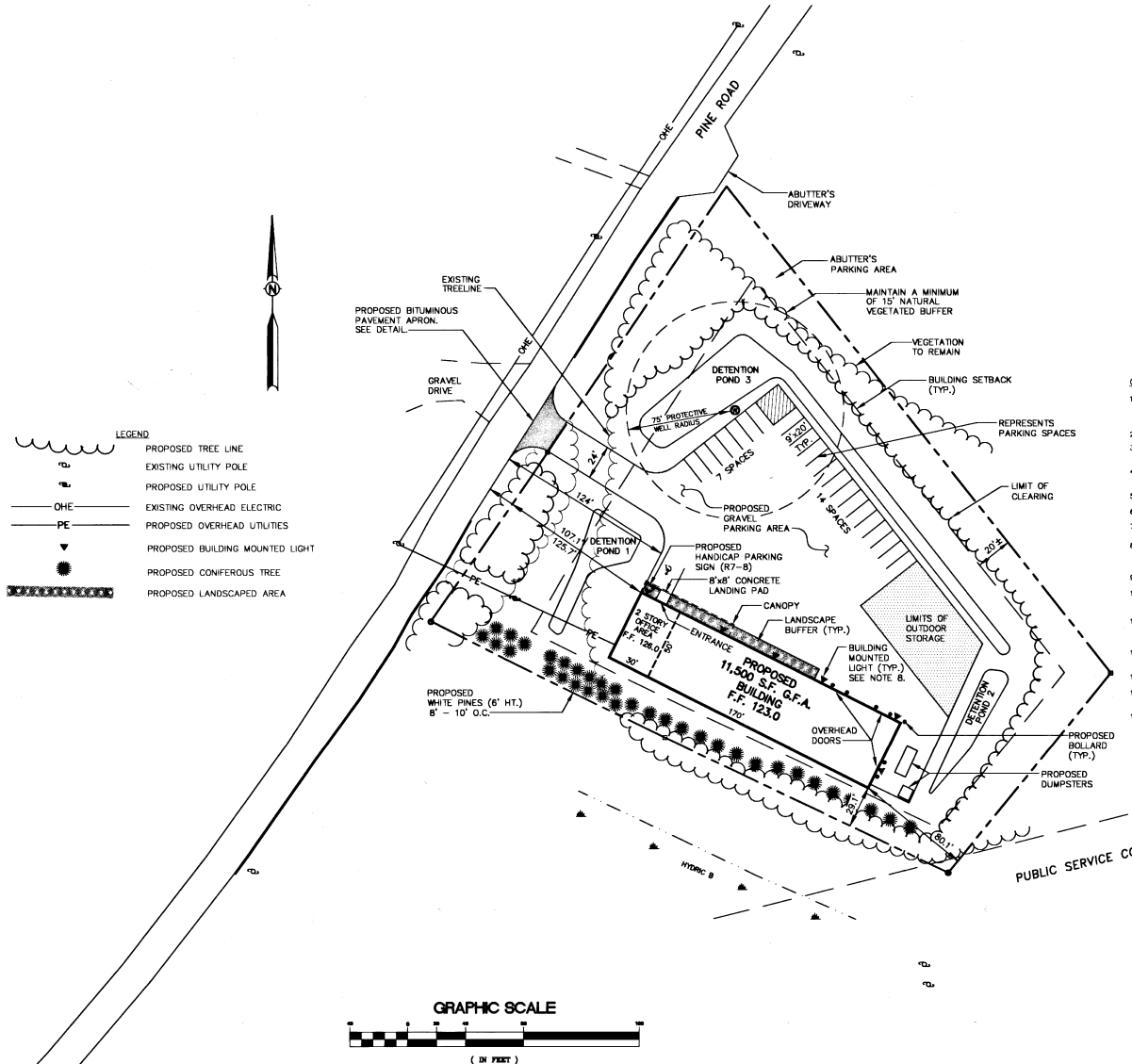
TITLE: **EXISTING CONDITIONS PLAN**
TAX MAP 4, SECTION 2, LOT 26

SCALE:	DATE:	PROJECT No.	SHEET No.
1" = 40'	NOVEMBER 2000	00425	1 OF 1

C:\Jobs\00425-REV.dwg 02/19/01 02:12:42 PM EST

D-28758 sheet 1 of 2

2001 MAR -2 AM 10: 23



LEGEND

- PROPOSED TREE LINE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- OHE — EXISTING OVERHEAD ELECTRIC
- PE — PROPOSED OVERHEAD UTILITIES
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED CONIFEROUS TREE
- PROPOSED LANDSCAPED AREA

GRAPHIC SCALE

(IN FEET)

Owner: Proulx Leasing Corp. Property
Location: Pine Road
Brentwood, NH
RCRD VOLUME 3157, PAGE 1877
TAX MAP 4, SECTION 2, LOT 26

ZONING SUMMARY

ZONING DISTRICT:
CM – Commercial / Industrial District

PROPOSED USE
Manufacturing Permitted

DIMENSION REQUIREMENTS:

	Minimum	Provided
Lot Size:	120,000 SF	108,661 SF (TRACT 1) (245,141 S.F. TOTAL)
Frontage	300 feet	365 ±
Building setbacks		
Front	125 feet to pavement 75 feet to property line	125.7' ± 107.1' ±
Side	25 feet	29.1' ±
Rear	25 feet	80.1' ±
Height	35 feet (Max.)	< 35'
Parking setbacks		
Pavement – along frontage	50 feet	124 feet

PARKING REQUIREMENTS:
Parking stall size: 9' x 20'

REQUIRED:	OFFICE	1 SPACE / 300 SF GFA 2 FLOORS * 1,500 SF / 300 SF = 10 SPACES
	WAREHOUSE	1 SPACE / 750 SF GFA 8,500 SF / 750 SF = 11.3 SPACES
		TOTAL: 21.3 SPACES

PROVIDED: 22 SPACES (NOT STRIPED)

EXISTING SITE IMPERVIOUS	0 SF	0%
PROPOSED SITE IMPERVIOUS	10,000 SF	9.2%
PROPOSED GRAVEL & BUILDING AREA	42,500 SF	39.1%

GENERAL NOTES:

1. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS APPROXIMATE. THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. THERE SHALL BE NO OUTDOOR STORAGE OF GOODS WITHIN 125' OF PINE ROAD.
3. CONSTRUCT TEMPORARY EROSION CONTROL MEASURES TO CONTROL EROSION AND SEDIMENT CONTAMINATION PRIOR TO ANY EARTH MOVING ACTIVITIES.
4. SNOW STORAGE SHALL BE WITHIN THE GREEN AREAS AND DETENTION PONDS ON THE PROPERTY, AS SHOWN ON THE PLAN.
5. THERE SHALL BE NO ON-SITE STORAGE OF HAZARDOUS WASTE.
6. LOT IS WITHIN THE AQUIFER PROTECTION DISTRICT.
7. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION ACTIVITY.
8. OUTDOOR LIGHTING WILL BE BUILDING MOUNTED AND SHALL BE DIRECTED DOWNWARD NOT TO SHINE ONTO ABUTTING PROPERTIES OR ONTO THE PINE ROAD RIGHT-OF-WAY. LIGHTING SHALL BE 250 WATT, METAL HALIDE AS MANUFACTURED BY SPAULDING LIGHTING, INC., MODEL WGRH-250W MH.
9. ALL PROPOSED SIGNS SHALL CONFORM TO THE BRENTWOOD ZONING ORDINANACE.
10. ALL SIGNS SHALL CONFORM TO THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKING," ADA REQUIREMENTS, AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITIONS.
11. ALL WORK SHALL CONFORM TO THE TOWN OF BRENTWOOD CONSTRUCTION STANDARDS AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
12. ALL DISTURBED AREAS NOT INTENDED TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, SEED, FERILIZER, AND MULCH.
13. APPROXIMATELY 82,000 SF OF SITE DISTURBANCE IS PROPOSED.
14. AN EMERGENCY KEYBOX WILL BE PROVIDED ON-PREMISES IN A LOCATION THAT IS AGREED UPON BETWEEN THE APPLICANT, THE POLICE CHIEF, AND THE FIRE CHIEF OF THE TOWN OF BRENTWOOD.
15. BUILDING SHALL HAVE A FIRE ALARM SYSTEM WITH DETECTION BY USE OF A "RADIO BOX" AS APPROVED BY THE BRENTWOOD FIRE DEPARTMENT.

APPROVED BY THE BRENTWOOD PLANNING BOARD	DATE
Bruce Stevens, Chairman	3/1/01
	3/1/01
	3/1/01
	3/1/01
	3/1/01
	3/1/01
Recording Agent:	3/2/01

STATE OF NEW HAMPSHIRE — NO. 7717 — GREGORY BUCK — LICENSED LAND SURVEYOR

D-28758 sheet 2 of 2

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
VOICE: (603) 433-2335
FAX: (603) 433-4184

STATE OF NEW HAMPSHIRE — ERIC D. WEINRIEB NO. 7634 — LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE — JOSEPH W NOEL — No. 086 — CERTIFIED WETLAND SCIENTIST

ISSUED FOR: APPROVAL

ISSUE DATE: FEBRUARY 21, 2001

REVISIONS

NO.	DESC.	BY	DATE
0	INITIAL SUBMISSION	EDW	1/10/01
1	P.B. REVIEW COMMENTS	EDW	2/21/01

DRAWN BY: RLH/RMB
APPROVED BY: EDW
DRAWING FILE: 3443.DWG

SCALE: 1" = 40'

APPLICANT:
JEFF BRYAN
REMODELLING/CONTRACTING

PROJECT:
COMMERCIAL FACILITY
PINE ROAD
BRENTWOOD, NH

TITLE:
SITE PLAN

DRAWING NUMBER:
C-1

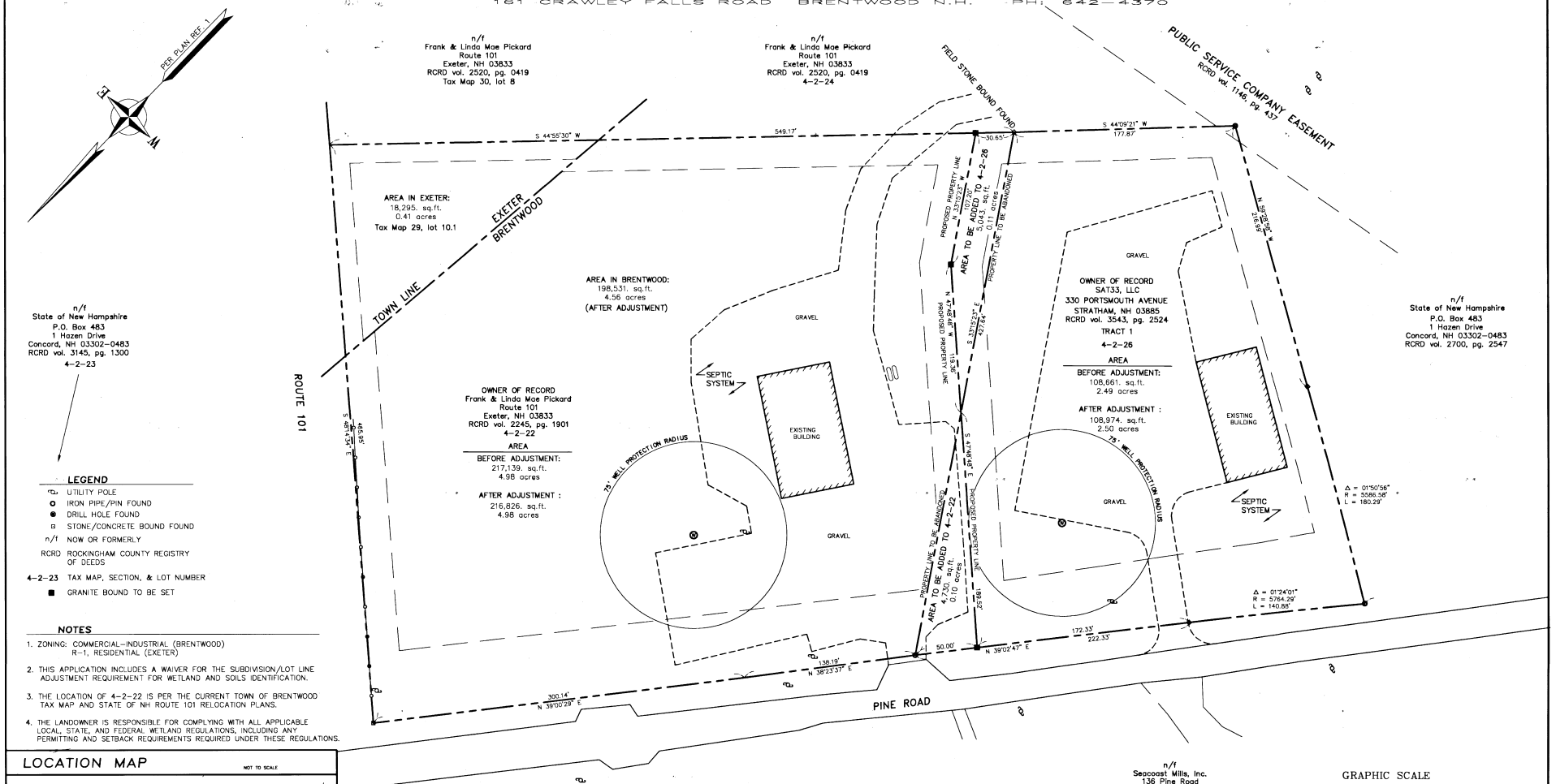
P3443

C:\Jobs\3443.dwg 02/19/01 10:36:46 AM EST

056779 2002 JUL -3 AM 11:30

LITTLE RIVER SURVEY COMPANY

161 CRAWLEY FALLS ROAD BRENTWOOD N.H. PH: 642-4370



LEGEND

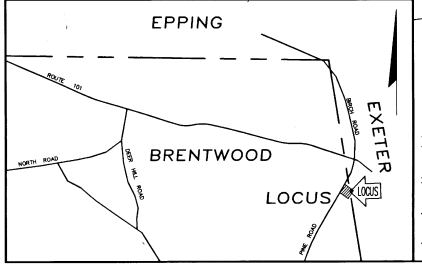
- UTILITY POLE
- IRON PIPE/PIN FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- n/f NOW OR FORMERLY
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 4-2-23 TAX MAP, SECTION, & LOT NUMBER
- GRANITE BOUND TO BE SET

NOTES

1. ZONING: COMMERCIAL-INDUSTRIAL (BRENTWOOD) R-1, RESIDENTIAL (EXETER)
2. THIS APPLICATION INCLUDES A WAIVER FOR THE SUBDIVISION/LOT LINE ADJUSTMENT REQUIREMENT FOR WETLAND AND SOILS IDENTIFICATION.
3. THE LOCATION OF 4-2-22 IS PER THE CURRENT TOWN OF BRENTWOOD TAX MAP AND STATE OF NH ROUTE 101 RELOCATION PLANS.
4. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

LOCATION MAP

NOT TO SCALE



PLAN REFERENCES

1. RCRD D-27392 PLAT PREPARED FOR PROULX LEASING CORP. BY R.S.L. LAYOUT & DESIGN, INC. DATED 7/28/99.
2. RCRD D-12889 PLAT PREPARED FOR HAROLD W. SR. & LOUISE F. CROSS BY R.S.L. LAYOUT & DESIGN, INC. DATED SEPT. 1984.
3. RCRD D-25556 PLAT PREPARED FOR WATER ENTERPRISES INC. BY R.S.L. LAYOUT & DESIGN, INC. DATED 7/29/96.
4. STATE OF NEW HAMPSHIRE PLAN F-018-2(18) P-3885-E.

Town of Exeter Planning Board

Dennis R. Deaj Chairman — 6/21/2002 Date

NOTE: THE SUBDIVISION REGULATIONS OF THE TOWN OF BRENTWOOD ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY WAIVERS OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND WRITTEN ON THE MYLAR.

APPROVED BY THE BRENTWOOD PLANNING BOARD	DATE
Chairman	6/6/02
	6/6/02
	06/06/02
	6/6/02
Recording Agent: Kathy St. Hilaire	6-6-02

"I certify that this plan is the result of an survey made on the ground on 11/10/00 to 4/30/01 and has an error of closure of less than 1 part in 10000."

STATE OF NEW HAMPSHIRE 7717 GREGORY BUCK LICENSED LAND SURVEYOR

GRAPHIC SCALE

40 0 30 40 80 160

(IN FEET)
1 inch = 40 ft.

TITLE: LOT LINE ADJUSTMENT PLAN
TAX MAP 4, SECTION 2, LOT 26 & LOT 22
BRENTWOOD, NH

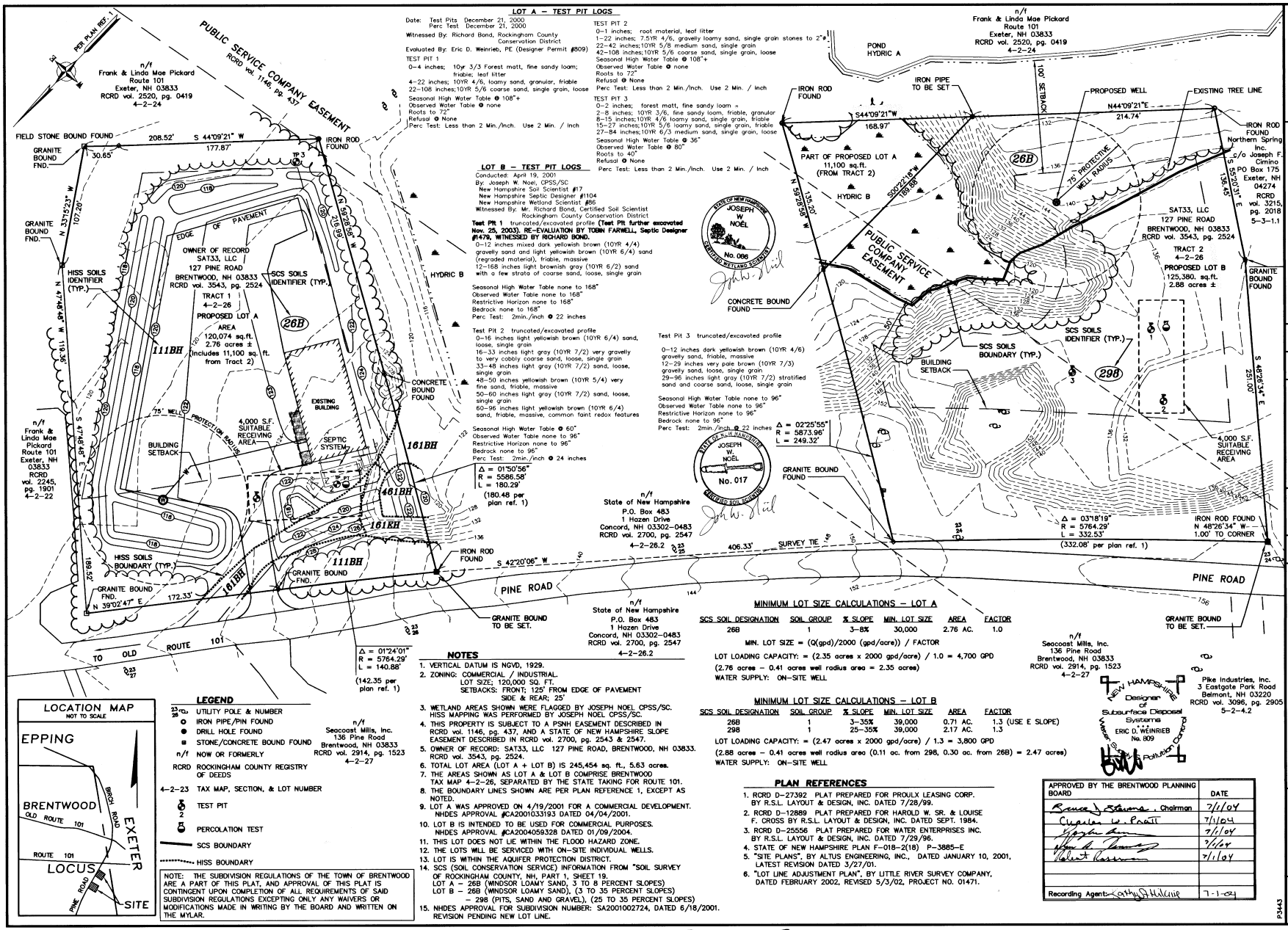
LAND OF: SAT33, LLC
127 PINE ROAD
BRENTWOOD, NH 03833
AND
FRANK E. & LINDA MAE PICKARD
EPPING ROAD
EXETER, NH 03833

SCALE:	DATE: REVISED 5/3/02	PROJECT No.	SHEET No.
1" = 40'	FEBRUARY 2002	01471	1 OF 1

D-29936

060704

2004 JUL 20 AM 8:33


PUBLIC SERVICE COMPANY EASEMENT
RCRD vol. 1146, pg. 437
PER PLAN REF. 1
n/f Frank & Linda Mae Pickard Route 101 Exeter, NH 03833 RCRD vol. 2520, pg. 0419 4-2-24
FIELD STONE BOUND FOUND
208.52'
S 44°09'21" W
177.87'
IRON ROD FOUND
GRANITE BOUND FND.
30.65'
N 33°15'23" W
107.28'
EDGE OF PAVEMENT
OWNER OF RECORD SAT33, LLC 127 PINE ROAD BRENTWOOD, NH 03833 RCRD vol. 3543, pg. 2524
TRACT 1 4-2-26
PROPOSED LOT A AREA 120,074 sq.ft. ± 2.76 acres ± (includes 11,100 sq. ft. from Tract 2)
HISS SOILS IDENTIFIER (TYP.)
SCS SOILS IDENTIFIER (TYP.)
HYDRIC B
26B
111BH
161BH
461BH
161EH
111BH
CONCRETE BOUND FOUND
EXISTING BUILDING
4,000 S.F. SUITABLE RECEIVING AREA
SEPTIC SYSTEM
75' WELL PROTECTION RADIUS
BUILDING SETBACK
n/f Frank & Linda Mae Pickard Route 101 Exeter, NH 03833 RCRD vol. 2245, pg. 1901 4-2-22
S 47°48'45" E
189.52'
HISS SOILS BOUNDARY (TYP.)
GRANITE BOUND FND.
N 39°02'47" E
172.33'
TO OLD ROUTE 101
IRON ROD FOUND
S 42°20'06" W
406.33'
SURVEY TIE
GRANITE BOUND TO BE SET.
PINE ROAD
n/f State of New Hampshire P.O. Box 483 1 Hazen Drive Concord, NH 03302-0483 RCRD vol. 2700, pg. 2547 4-2-26.2
Δ = 01°24'01" R = 5764.29' L = 140.88' (142.35 per plan ref. 1)
Δ = 01°50'56" R = 5586.58' L = 180.29' (180.48 per plan ref. 1)
Δ = 02°25'55" R = 5873.96' L = 249.32'
Δ = 03°18'19" R = 5764.29' L = 332.53' (332.08' per plan ref. 1)
IRON ROD FOUND N 48°26'34" W 1.00' TO CORNER
S 48°26'34" E 251.00'
n/f Frank & Linda Mae Pickard Route 101 Exeter, NH 03833 RCRD vol. 2520, pg. 0419 4-2-24
POND HYDRIC A
IRON ROD FOUND
IRON PIPE TO BE SET
S44°09'21"W 168.97'
PART OF PROPOSED LOT A 11,100 sq.ft. (FROM TRACT 2)
HYDRIC B
S02°22'18"W 199.88'
N 59°38'35" W 135.20'
100' SETBACK
PROPOSED WELL
EXISTING TREE LINE
N44°09'21"E 214.74'
75' PROTECTIVE WELL RADIUS
IRON ROD FOUND Northern Spring Inc. c/o Joseph F. Cimino PO Box 175 Exeter, NH 04274 RCRD vol. 3215, pg. 2018 5-3-1.1
S 25°20'31" E 136.45'
SAT33, LLC 127 PINE ROAD BRENTWOOD, NH 03833 RCRD vol. 3543, pg. 2524
TRACT 2 4-2-26
PROPOSED LOT B 125,380. sq.ft. 2.88 acres ±
GRANITE BOUND FOUND
SCS SOILS BOUNDARY (TYP.)
SCS SOILS IDENTIFIER (TYP.)
BUILDING SETBACK
298
4,000 S.F. SUITABLE RECEIVING AREA
GRANITE BOUND FOUND
CONCRETE BOUND FOUND
PUBLIC SERVICE COMPANY EASEMENT
JOSEPH W. NOEL No. 086 CERTIFIED WETLAND SCIENTIST
JOSEPH W. NOEL No. 017 CERTIFIED SOIL SCIENTIST
n/f Seacoast Mills, Inc. 136 Pine Road Brentwood, NH 03833 RCRD vol. 2914, pg. 1523 4-2-27
n/f Seacoast Mills, Inc. 136 Pine Road Brentwood, NH 03833 RCRD vol. 2914, pg. 1523 4-2-27
Pike Industries, Inc. 3 Eastgate Park Road Belmont, NH 03220 RCRD vol. 3096, pg. 2905 5-2-4.2
NEW HAMPSHIRE Designer of Subsurface Disposal Systems ERIC D. WEINRIEB No. 809
Water Supply & Pollution Control

LOT A – TEST PIT LOGS

Date: Test Pits December 21, 2000
Perc Test December 21, 2000
Witnessed By: Richard Bond, Rockingham County Conservation District
Evaluated By: Eric D. Weinrieb, PE (Designer Permit #509)

TEST PIT 1
0–4 inches; 10yr 3/3 Forest matt, fine sandy loam; friable, leaf litter
4–22 inches; 10YR 4/6, loamy sand, granular, friable
22–108 inches; 10YR 5/6 coarse sand, single grain, loose
Seasonal High Water Table @ 108"+
Observed Water Table @ none
Roots to 72"
Refusal @ None
Perc Test: Less than 2 Min./Inch. Use 2 Min. / Inch

TEST PIT 2
0–1 inches; root material, leaf litter
1–22 inches; 7.5YR 4/6, gravelly loamy sand, single grain stones to 2"ø
22–42 inches; 10YR 5/8 medium sand, single grain
42–108 inches; 10YR 5/6 coarse sand, single grain, loose
Seasonal High Water Table @ 108"+
Observed Water Table @ none
Roots to 72"
Refusal @ None
Perc Test: Less than 2 Min./Inch. Use 2 Min. / Inch

TEST PIT 3
0–2 inches; forest matt, fine sandy loam +
2–8 inches; 10YR 3/6, fine sandy loam, friable, granular
8–15 inches; 10YR 4/6 loamy sand, single grain, friable
15–27 inches; 10YR 5/8 loamy sand, single grain, friable
27–84 inches; 10YR 6/3 medium sand, single grain, loose
Seasonal High Water Table @ 36"
Observed Water Table @ 80"
Roots to 40"
Refusal @ None
Perc Test: Less than 2 Min./Inch. Use 2 Min. / Inch

LOT B – TEST PIT LOGS

Conducted: April 19, 2001
By: Joseph W. Noel, CPSS/SC
New Hampshire Soil Scientist #17
New Hampshire Septic Designer #1104
New Hampshire Wetland Scientist #86
Witnessed By: Mr. Richard Bond, Certified Soil Scientist
Rockingham County Conservation District

Test Pit 1 truncated/excavated profile **(Test Pit further excavated Nov. 25, 2003). RE-EVALUATION BY TOBIN FARWELL, Septic Designer #1479, WITNESSED BY RICHARD BOND.**
0–12 inches mixed dark yellowish brown (10YR 4/4) gravelly sand and light yellowish brown (10YR 6/4) sand (regraded material), friable, massive
12–168 inches light brownish gray (10YR 6/2) sand with a few strata of coarse sand, loose, single grain
Seasonal High Water Table none to 168"
Observed Water Table none to 168"
Restrictive Horizon none to 168"
Bedrock none to 168"
Perc Test: 2min./inch @ 22 inches

Test Pit 2 truncated/excavated profile
0–16 inches light yellowish brown (10YR 6/4) sand, loose, single grain
16–33 inches light gray (10YR 7/2) very gravelly to very cobbly coarse sand, loose, single grain
33–48 inches light gray (10YR 7/2) sand, loose, single grain
48–50 inches yellowish brown (10YR 5/4) very fine sand, friable, massive
50–60 inches light gray (10YR 7/2) sand, loose, single grain
60–96 inches light yellowish brown (10YR 6/4) sand, friable, massive, common faint redox features
Seasonal High Water Table @ 60"
Observed Water Table none to 96"
Restrictive Horizon none to 96"
Bedrock none to 96"
Perc Test: 2min./inch @ 24 inches

Test Pit 3 truncated/excavated profile
0–12 inches dark yellowish brown (10YR 4/6) gravelly sand, friable, massive
12–29 inches very pale brown (10YR 7/3) gravelly sand, loose, single grain
29–96 inches light gray (10YR 7/2) stratified sand and coarse sand, loose, single grain
Seasonal High Water Table none to 96"
Observed Water Table none to 96"
Restrictive Horizon none to 96"
Bedrock none to 96"
Perc Test: 2min./inch @ 22 inches

LOCATION MAP
NOT TO SCALE

LEGEND

- 23/26 UTILITY POLE & NUMBER
- IRON PIPE/PIN FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- n/f NOW OR FORMERLY
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 4-2-23 TAX MAP, SECTION, & LOT NUMBER
- TEST PIT 2
- PERCOLATION TEST
- SCS BOUNDARY
- HISS BOUNDARY

NOTE: THE SUBDIVISION REGULATIONS OF THE TOWN OF BRENTWOOD ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY WAIVERS OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND WRITTEN ON THE MYLAR.

NOTES

1. VERTICAL DATUM IS NGVD, 1929.
2. ZONING: COMMERCIAL / INDUSTRIAL.
   LOT SIZE; 120,000 SQ. FT.
   SETBACKS: FRONT; 125' FROM EDGE OF PAVEMENT
   SIDE & REAR; 25'
3. WETLAND AREAS SHOWN WERE FLAGGED BY JOSEPH NOEL CPSS/SC. HISS MAPPING WAS PERFORMED BY JOSEPH NOEL CPSS/SC.
4. THIS PROPERTY IS SUBJECT TO A PSNH EASEMENT DESCRIBED IN RCRD vol. 1146, pg. 437, AND A STATE OF NEW HAMPSHIRE SLOPE EASEMENT DESCRIBED IN RCRD vol. 2700, pg. 2543 & 2547.
5. OWNER OF RECORD: SAT33, LLC 127 PINE ROAD, BRENTWOOD, NH 03833. RCRD vol. 3543, pg. 2524.
6. TOTAL LOT AREA (LOT A + LOT B) IS 245,454 sq. ft., 5.63 acres.
7. THE AREAS SHOWN AS LOT A & LOT B COMPRISE BRENTWOOD TAX MAP 4–2–26, SEPARATED BY THE STATE TAKING FOR ROUTE 101.
8. THE BOUNDARY LINES SHOWN ARE PER PLAN REFERENCE 1, EXCEPT AS NOTED.
9. LOT A WAS APPROVED ON 4/19/2001 FOR A COMMERCIAL DEVELOPMENT. NHDES APPROVAL #CA2001033193 DATED 04/04/2001.
10. LOT B IS INTENDED TO BE USED FOR COMMERCIAL PURPOSES. NHDES APPROVAL #CA2004059328 DATED 01/09/2004.
11. THIS LOT DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE.
12. THE LOTS WILL BE SERVICED WITH ON–SITE INDIVIDUAL WELLS.
13. LOT IS WITHIN THE AQUIFER PROTECTION DISTRICT.
14. SCS (SOIL CONSERVATION SERVICE) INFORMATION FROM "SOIL SURVEY OF ROCKINGHAM COUNTY, NH, PART 1, SHEET 19.
    LOT A – 26B (WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES)
    LOT B – 26B (WINDSOR LOAMY SAND), (3 TO 35 PERCENT SLOPES)
    – 298 (PITS, SAND AND GRAVEL), (25 TO 35 PERCENT SLOPES)
15. NHDES APPROVAL FOR SUBDIVISION NUMBER: SA2001002724, DATED 6/18/2001. REVISION PENDING NEW LOT LINE.

MINIMUM LOT SIZE CALCULATIONS – LOT A

SCS SOIL DESIGNATION	SOIL GROUP	% SLOPE	MIN. LOT SIZE	AREA	FACTOR
26B	1	3–8%	30,000	2.76 AC.	1.0

MIN. LOT SIZE = (Q(gpd)/2000 (gpd/acre)) / FACTOR
LOT LOADING CAPACITY: = (2.35 acres x 2000 gpd/acre) / 1.0 = 4,700 GPD
(2.76 acres – 0.41 acres well radius area = 2.35 acres)
WATER SUPPLY: ON–SITE WELL

MINIMUM LOT SIZE CALCULATIONS – LOT B

SCS SOIL DESIGNATION	SOIL GROUP	% SLOPE	MIN. LOT SIZE	AREA	FACTOR
26B	1	3–35%	39,000	0.71 AC.	1.3 (USE E SLOPE)
298	1	25–35%	39,000	2.17 AC.	1.3

LOT LOADING CAPACITY: = (2.47 acres x 2000 gpd/acre) / 1.3 = 3,800 GPD
(2.88 acres – 0.41 acres well radius area (0.11 ac. from 298, 0.30 ac. from 26B) = 2.47 acres)
WATER SUPPLY: ON–SITE WELL

PLAN REFERENCES

1. RCRD D–27392 PLAT PREPARED FOR PROULX LEASING CORP. BY R.S.L. LAYOUT & DESIGN, INC. DATED 7/28/99.
2. RCRD D–12889 PLAT PREPARED FOR HAROLD W. SR. & LOUISE F. CROSS BY R.S.L. LAYOUT & DESIGN, INC. DATED SEPT. 1984.
3. RCRD D–25556 PLAT PREPARED FOR WATER ENTERPRISES INC. BY R.S.L. LAYOUT & DESIGN, INC. DATED 7/29/96.
4. STATE OF NEW HAMPSHIRE PLAN F–018–2(18) P–3885–E
5. "SITE PLANS", BY ALTUS ENGINEERING, INC., DATED JANUARY 10, 2001, LATEST REVISION DATED 3/27/01.
6. "LOT LINE ADJUSTMENT PLAN", BY LITTLE RIVER SURVEY COMPANY, DATED FEBRUARY 2002, REVISED 5/3/02, PROJECT NO. 01471.

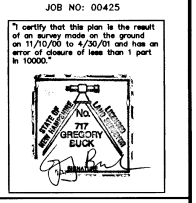
APPROVED BY THE BRENTWOOD PLANNING BOARD	DATE
Bruce J. Stevens, Chairman	7/1/04
Charles W. Pratt	7/1/04
Joseph Lim	7/1/04
Dana A. Jones	7/1/04
Robert Rassmussen	7/1/04
Recording Agent: Cathy J. Holcomb	7-1-04

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
VOICE: (603) 433-2335
FAX: (603) 433-4194

Little River Survey Company
325 MILL HARBOR
3220 ESTATE GOLDEN ROCK
CHRISTENSTED, VI, 00820
TEL: 340-773-1348

JOB NO: 00425

"I certify that this plan is the result of an survey made on the ground on 11/10/00 to 4/30/01 and has an error of closure of less than 1 part in 10000."



ISSUED FOR: APPROVAL

ISSUE DATE: MARCH 10, 2004

REVISIONS

NO.	DESC.	BY	DATE
0	INITIAL SUBMISSION	EDW	01/30/04
1	PER P.B. COMMENTS	EDW	03/10/04

DRAWN BY: TKF/RLH
APPROVED BY: EDW
DRAWING FILE: 3443-SUBDIV.DWG

SCALE: 1" = 40'

OWNER/APPLICANT:
TAX MAP 4, SECTION 2, LOT 26 (TRACT 1 & 2)
SAT33, LLC
127 PINE ROAD
BRENTWOOD, NH 03833

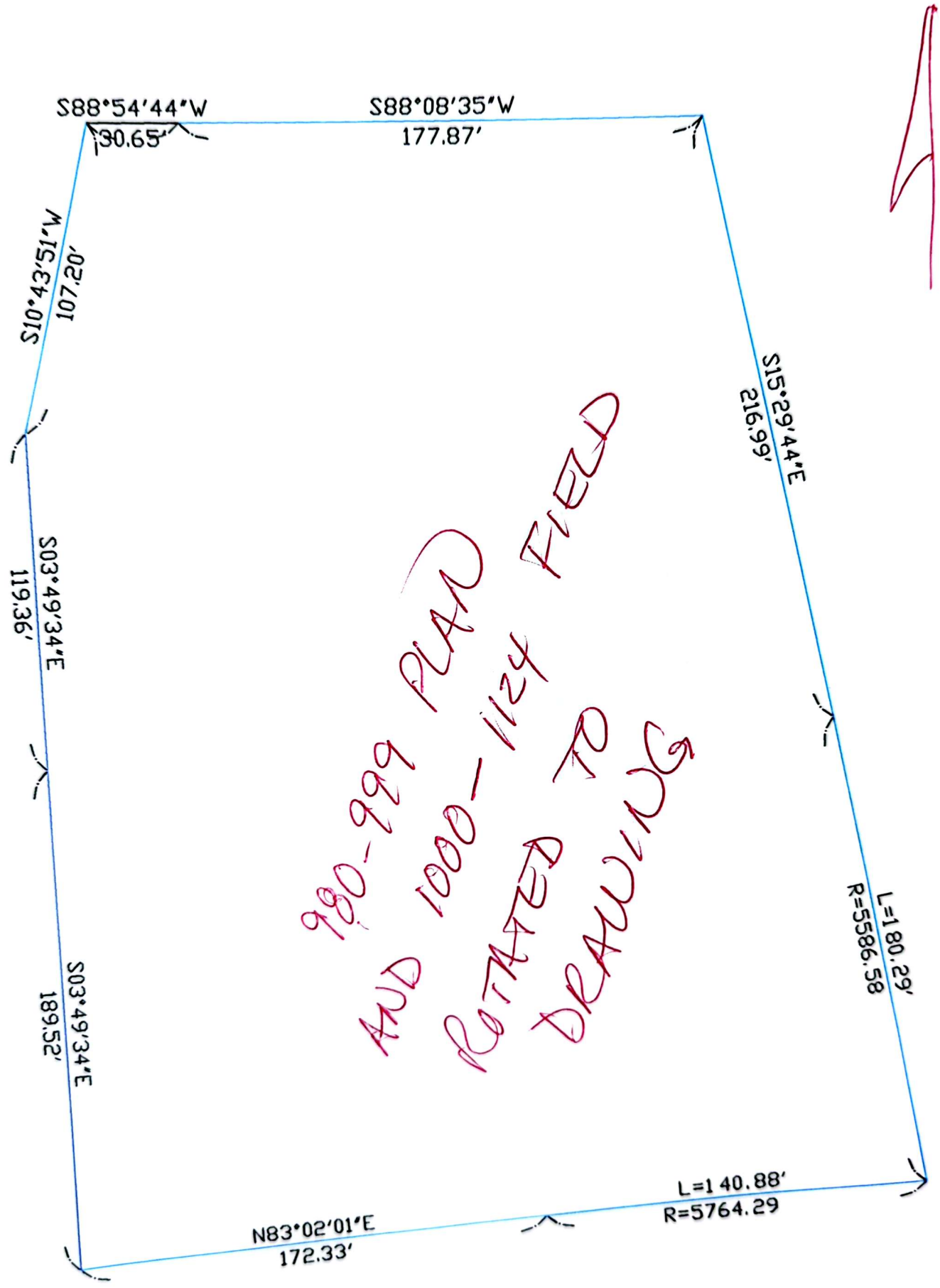
PROJECT:
SAT33, LLC
SUBDIVISION PLAN
127 PINE ROAD
BRENTWOOD, NH

TITLE:
SUBDIVISION PLAN

SHEET NUMBER:
1 of 1

P3443

D-31807

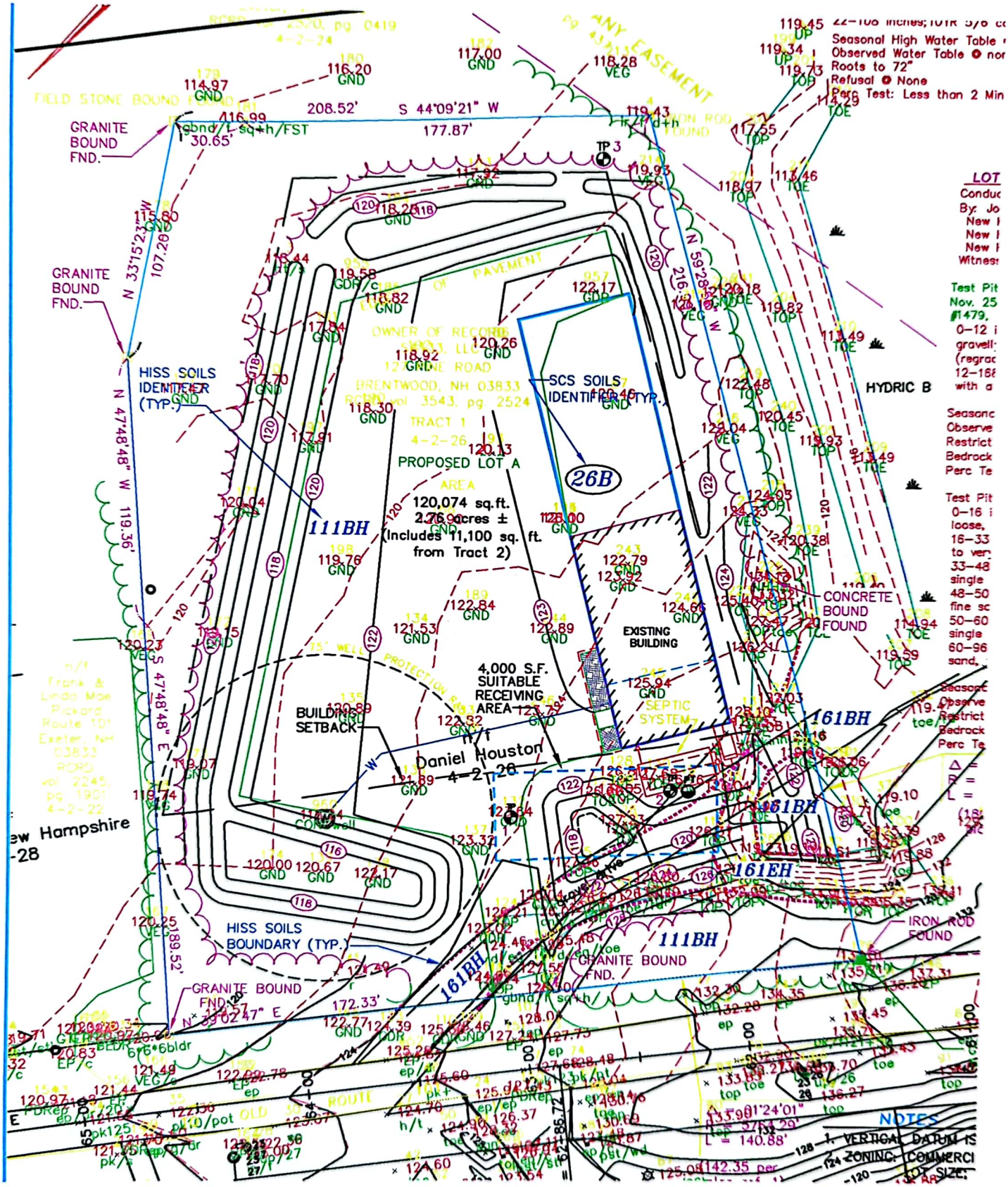

S88°54'44"W
30.65'
S88°08'35"W
177.87'
S10°43'51"W
107.20'
S15°29'44"E
216.99'
S03°49'34"E
119.36'
S03°49'34"E
189.52'
L=180.29'
R=5586.58
L=140.88'
R=5764.29
N83°02'01"E
172.33'
980-999 PLAN
AND 1000-1124 FILED
RELATED TO
DRAWINGS

to altus
01/11/08

CONTOUR SHOWN AS EXISTING OR PROPOSED ON PREVIOUSLY APPROVED SITE/SUBDIVISION PLANS

EXISTING CONTOUR JAN 2008

STOCKTON SERVICES JOB 520
FB 51 BMHOME 3 JOB 19
COORDINATE SYSTEM ROTATED TO MODEL SPACE
ORIENTATION OF RECORDED PLANS
(DOES NOT REFLECT REAL NORTH ORIENTATION/BEARING SYSTEM)
FIELD WORK 12/28/07, SOME AREAS UNDER SNOW COVER AND/OR 3–4' BERMS FROM PLOWING.
DATUM IS PER PLANS AND BUCK POINT DATA.


GRANITE BOUND FND.
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N 33°15'27" W
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GRANITE BOUND FND.
N 47°48'48" W 119.36'
S 47°48'48" E
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N 59°28'
216.12'
HISS SOILS IDENTIFIER (TYP.)
SCS SOILS IDENTIFIER (TYP.)
PROPOSED LOT A
AREA
120,074 sq.ft.
2.76 acres ±
(Includes 11,100 sq. ft. from Tract 2)
26B
111BH
161BH
161EH
HYDRIC B
EXISTING BUILDING
4,000 S.F. SUITABLE RECEIVING AREA
SEPTIC SYSTEM
BUILDING SETBACK
CONCRETE BOUND FOUND
IRON ROD FOUND
HISS SOILS BOUNDARY (TYP.)
GRANITE BOUND FND.
Daniel Houston
4-2-26
TRACT 1
4-2-26
OWNER OF RECORD
BRENTWOOD, NH 03833
Book 3543, pg. 2524
TP 3
Seasonal High Water Table
Observed Water Table
Roots to 72"
Refusal None
Perc Test: Less than 2 Min
NOTES
1. VERTICAL DATUM IS
ZONING: COMMERCI

Return to:

MAIL TO
Jirah Realty, LLC
252 Sandown Road
P.O. Box 153
Fremont, NH 03044

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
11 THOUSAND 1 HUNDRED AND XX DOLLARS
MO. DAY YR. 013008 853984 AMOUNT $ 11100.00
VOID IF ALTERED

WARRANTY DEED

D'Alessio Family Properties, LLC, a New Hampshire Limited Liability Company with a mailing address of 17 Cathy Lane, Waldwick, New Jersey, 07463, for consideration paid, grants to **Jirah Realty, LLC, a New Hampshire Limited Liability Company** with a mailing address of P.O. Box 153, 252 Sandown Road, Fremont, New Hampshire 03044, with Warranty Covenants, the following described premises:

A certain tract or parcel of land, together with any improvements thereon, situate on Pine Road in Brentwood in the County of Rockingham and State of New Hampshire, more particularly described as Tract 1 and also identified as Proposed Lot A on plan entitled "SAT33, LLC, Subdivision Plan, 127 Pine Road, Brentwood, NH" prepared by Altus Engineering, Inc. dated March 10, 2004 recorded in the Rockingham County Registry of Deeds as Plan D-31807, more particularly bounded and described as follows:

Beginning at a granite bound found on Pine Road, said point being the northeasterly corner of the within described premises; thence S 47° 48' 48" E a distance of 189.52 feet along land of Frank and Linda Mae Pickard to a point; thence continuing S 47° 48' 48" E, a distance of 119.36 feet along Pickard land to granite bound found; thence turning and running S 33° 15' 23" E, a distance of 107.20 feet along land of said Pickard to a granite bound found; thence turning and running S 44° 09' 21" W, a distance of 30.65 feet along land of said Pickard to a field stone bound found; thence continuing S 44° 09' 21" W, a distance of 177.87 feet along land of said Pickard to an iron rod found; thence turning and running N 59° 28' 58" W, a distance of 216.99 feet along other land now or formerly of the State of New Hampshire to a concrete bound found; thence turning and running along a curve to the left with a delta of 01° 50' 56", radius of 5586.58' and a length of 180.29 feet to an iron rod found at Pine Road; thence turning and running along a curve to the right along Pine Road, a delta of 01° 24' 01", a radius of 5764.29' and a length of 140.88 feet to a granite bound found; thence turning and running N 39° 02' 47" E, a distance of 172.33 feet along Pine Road to the point of beginning.

Containing 120,074 square feet, 2.76 acres, more or less. WRONG 2.502 AC 108974 SF

ALSO conveying a parcel identified as "Part of Proposed Lot A (from Tract 2)", bounded and described as follows:

REGISTRY OF DEEDS

Beginning at an iron rod found, said point marking the Southeasterly corner of the within described parcel; thence turning and running S 44° 09' 21" W, a distance of 168.97 feet along land of Frank & Linda Mae Pickard to an iron pipe to be set; thence turning and running N 00° 22' 18"E, a distance of 189.88 feet along other land of SAT33, LLC to a concrete bound found; thence turning and running S 59° 28' 58" E, a distance of 135.20 feet along land now or formerly of the State of New Hampshire to an iron rod found at the point of beginning.

Containing 11,100 square feet.

Subject to easements and restrictions of record.

Meaning and intending to describe and convey the same premises conveyed by deed dated May 16, 2005 from SAT33, LLC to D'Alessio Family Properties, LLC recorded in Rockingham County Registry of Deeds Book 4481, Page 1535.

This is not a homestead property.

Dated this 23 day of January, 2008

D'Alessio Family Properties, LLC

By: _____
Ralph V. Caserta
Member

STATE OF New Jersey
COUNTY OF Passaic

On this the 23rd day of January, 2008, before me, the undersigned officer, personally appeared **Ralph V. Caserta, Member, D'Alessio Family Properties, LLC**, known to be (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained by and on behalf of said Limited Liability Company.

In witness whereof I hereunto set my hand and official seal.

_____
Justice of the Peace/Notary Public
Print Name: Barbara DeBerry
My Commission Expires: _____

BARBARA A. DE BERRY
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 2, 2011

Note 2 updated topographic survey by Stockton Services on 12/20/07 (Tract 1 & 2) NSM Tract 1 area

NOTES:

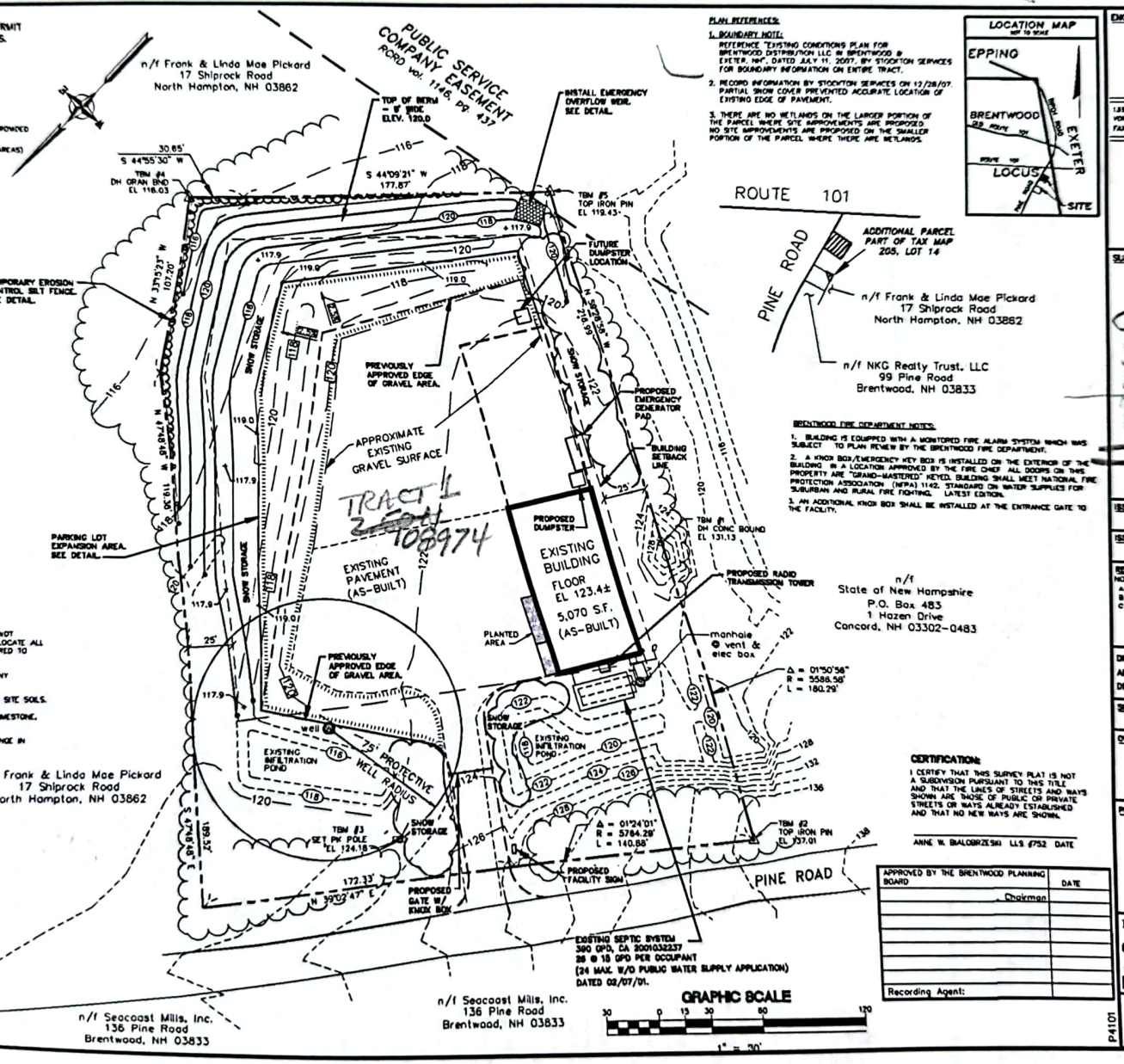
1. THE APPLICANT, "Jiran Realty, LLC" IS REQUESTING A CHANGE OF USE PERMIT TO ALLOW THE PRIVATE BUS SERVICE COMPANY TO OCCUPY THE PREMISES.
2. THE APPLICANT IS PROPOSING TO EXPAND THE EXISTING GRAVEL SURFACE LAYDOWN AREA TO ACCOMODATE ADDITIONAL VEHICLES. THE APPLICANT WOULD HAVE THE OPTION OF PAVING THE GRAVEL PARKING/LAYDOWN AREA.
3. ZONING REQUIREMENTS:
   ZONE: COMMERCIAL /INDUSTRIAL
   OVERLAY ZONE: AQUIFER PROTECTION DISTRICT (LOT IS WITHIN AQUIFER PROTECTION DISTRICT)

	REQUIRED	PROVIDED
FRONTAGE:	300' MIN.	300'+ PROVIDED
MINIMUM AREA:	120,000 S.F.	108,973 S.F. + 11,100 S.F. ON SECTION 1 (2.78 AC.+/-) PROVIDED
IMPERVIOUS COVERAGE:	45% MAX. *	43% (1.19 AC.± INCLUDING EXISTING & PROPOSED BUILDING, EXISTING & PROPOSED PAVEMENT/GRAVEL AREAS)
BUILDING SETBACKS:		
EXISTING PAVEMENT:	125'	125'+
ABUTTER:	25'	25'+
STATE R.O.W.:	75'	75'+
HYDRIC A.	100'	100'+
MAX. BUILDING HEIGHT:	35'.	EXISTING (LESS THAN 35')
LANDSCAPED/NEGETATED STRIP ALONG FRONTAGE:	50' MIN.	50'+
MINIMUM DISTANCE TO PARKING FROM EDGE OF PUBLIC ROAD:	50' MIN.	50'+
PARKING SPACES: LIGHT MANUFACTURING /WAREHOUSE 1 SPACE/750 SF		
10,070 SF ÷	13 SPACES	LOT HAS EXCESSIVE AREA FOR ADEQUATE PARKING. NO STRIPING IS PROPOSED.

   * (BASED ON TRANSMISSIVITY OF AVG. 1800 S.F. /DAY) – PER "7 DAY PUMPING TEST REPORT PRODUCTION WELL #1" ON NEARBY PARCEL (TAX MAP 205, LOT 19), BY OS ENVIRONMENTAL AND GROUNDWATER ASSOCIATES, INC., DATED APRIL 1998.
4. 5,000 S.F. BUILDING EXPANSION WAS APPROVED IN 2001. APPLICANT WISHES TO EXPAND BUILDING IN THE FUTURE. NO NEW EXTERIOR LIGHTING IS PROSED. NO NEW UTILITY SERVICES ARE PROPOSED.
5. THE EXISTING SUBSURFACE DISPOSAL SYSTEM IS PERMITTED TO ACCOMODATE 26 OCCUPANTS. THE PROPOSED USE WILL REQUIRE 18 OCCUPANTS (EMPLOYEES).
6. NO EXTERNAL REPAIR OR MAINTENANCE OF VEHICLES WILL OCCUR.
7. SITE WAS APPROVED FOR EITHER GRAVEL OR PAVED SURFACE. EXPANSION AREA CAN BE EITHER GRAVEL OR PAVEMENT.
8. NO WETLANDS WILL BE DISTURBED. APPROX. 34,000 S.F. OF LAND AREA WILL BE DISTURBED. SITE ACTIVITIES ARE EXEMPT FROM SWPPP NOTIFICATION REQUIREMENTS.
9. FACILITY OPERATING HOURS: 4:00 AM – 10:00 PM (7 DAYS PER WEEK)
   TYPICAL OPERATIONS: FIVE VEHICLES TRAVEL TO SITE PER DAY FOR PREVENTIVE MAINTENANCE WORK. MOST VEHICLES PARK OFF-SITE AT EMPLOYEE RESIDENCES, DURING PERIODS BETWEEN SCHOOL SESSIONS AND/OR ANNUAL INDOT VEHICLE INSPECTION. 50± VEHICLES ARE PARKED ON-SITE.
10. TYPICAL TRAFFIC GENERATION: "SHORT" BUS (22'±), VANS, AND FULL TIME ON-SITE EMPLOYEE PASSENGER VEHICLES.
11. CONSTRUCTION TRAFFIC IS ENCOURAGED TO USE ROUTE 27 FOR ENTERING AND EXITING. ALL VEHICLES EXITING SITE SHALL COMPLY WITH STATE LEGAL LOAD LIMITS.
12. NO NEW SITE LIGHTING IS PROPOSED.
13. RECORDING PLAN NOTE: THIS PLAN SET INCLUDES THE FOLLOWING DRAWINGS: SHEETS C-1, C-2 AND SUBDIVISION PLAN SHEET 1 OF 1 (PREVIOUSLY RECORDED). ONLY SHEET C-1 WILL BE RECORDED.
14. ALL PROPOSED SIGNS SHALL CONFORM TO THE BRENTWOOD ZONING ORDINANCE.
15. THERE SHALL BE NO EXTERIOR STORAGE OF HAZARDOUS MATERIALS.
16. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS APPROXIMATE. THE LOCATIONS ARE NOT GUARANTEED BY THE SURVEYOR, OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
17. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY.
18. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO DISTURBING THE SITE SOILS.
19. ALL DISTURBED AREAS NOT TO BE GRAVELED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH.
20. PROPERTY OWNER SHALL NOTIFY TOWN OF BRENTWOOD PLANNING BOARD IN WRITING OF ANY CHANGE IN TENANTS AT THIS PROPERTY.

LEGEND

- x 123.9 — EXISTING SPOT GRADE ELEVATION
- + 124.6 — PROPOSED SPOT GRADE ELEVATION
- 120 — EXISTING CONTOUR
- (120) — PREVIOUSLY APPROVED PROPOSED CONTOUR (NOT AS-BUILT)
- 122 — EXISTING CONTOUR (2007)
- (120) — PROPOSED CONTOUR
- EXISTING TREE LINE
- PROPERTY LINE
- PROPOSED TREE LINE
- TEMPORARY EROSION CONTROL SILT FENCE
- PARKING LOT EXPANSION AREA


PUBLIC SERVICE COMPANY EASEMENT RCRD vol. 1146, pg. 437
n/f Frank & Linda Mae Pickard 17 Shiprock Road North Hampton, NH 03862
TOP OF BERM – 5' WIDE ELEV. 120.0
INSTALL EMERGENCY OVERFLOW WEIR. SEE DETAIL.
TBM #4 DH DRAIN BND EL 116.03
TBM #5 TOP IRON PIN EL 119.43
TEMPORARY EROSION CONTROL SILT FENCE. SEE DETAIL.
FUTURE DUMPSTER LOCATION
PREVIOUSLY APPROVED EDGE OF GRAVEL AREA.
APPROXIMATE EXISTING GRAVEL SURFACE
TRACT 1
108974
PROPOSED EMERGENCY GENERATOR PAD
BUILDING SETBACK LINE
PROPOSED DUMPSTER
EXISTING BUILDING FLOOR EL 123.4± 5,070 S.F. (AS-BUILT)
TBM #1 DH CONC BOUND EL 131.13
PROPOSED RADIO TRANSMISSION TOWER
EXISTING PAVEMENT (AS-BUILT)
PARKING LOT EXPANSION AREA. SEE DETAIL.
PLANTED AREA
manhole & vent & elec box
PREVIOUSLY APPROVED EDGE OF GRAVEL AREA.
SNOW STORAGE
EXISTING INFILTRATION POND
well
75' PROTECTIVE WELL RADIUS
TBM #3 SET PK POLE EL 124.18
TBM #2 TOP IRON PIN EL 137.01
PROPOSED FACILITY SIGN
PROPOSED GATE W/ KNOX BOX
PINE ROAD
ROUTE 101
ADDITIONAL PARCEL PART OF TAX MAP 205, LOT 14
n/f Frank & Linda Mae Pickard 17 Shiprock Road North Hampton, NH 03862
n/f NKG Realty Trust, LLC 99 Pine Road Brentwood, NH 03833
n/f State of New Hampshire P.O. Box 483 1 Hazen Drive Concord, NH 03302-0483
n/f Seacoast Mills, Inc. 136 Pine Road Brentwood, NH 03833
EXISTING SEPTIC SYSTEM 390 GPD, CA 20010332237 26 @ 15 GPD PER OCCUPANT (24 MAX. W/O PUBLIC WATER SUPPLY APPLICATION) DATED 02/07/01.
GRAPHIC SCALE
1" = 30'

PLAN REFERENCES:

1. BOUNDARY NOTE: REFERENCE "EXISTING CONDITIONS PLAN FOR BRENTWOOD DISTRIBUTION LLC IN BRENTWOOD & EXETER, NH", DATED JULY 11, 2007, BY STOCKTON SERVICES FOR BOUNDARY INFORMATION ON ENTIRE TRACT.
2. RECORD INFORMATION BY STOCKTON SERVICES ON 12/28/07. PARTIAL SNOW COVER PREVENTED ACCURATE LOCATION OF EXISTING EDGE OF PAVEMENT.
3. THERE ARE NO WETLANDS ON THE LARGER PORTION OF THE PARCEL WHERE SITE IMPROVEMENTS ARE PROPOSED. NO SITE IMPROVEMENTS ARE PROPOSED ON THE SMALLER PORTION OF THE PARCEL WHERE THERE ARE WETLANDS.

LOCATION MAP (NOT TO SCALE)

BRENTWOOD FIRE DEPARTMENT NOTES:

1. BUILDING IS EQUIPPED WITH A MONITORED FIRE ALARM SYSTEM WHICH WAS SUBJECT TO PLAN REVIEW BY THE BRENTWOOD FIRE DEPARTMENT.
2. A KNOX BOX/EMERGENCY KEY BOX IS INSTALLED ON THE EXTERIOR OF THE BUILDING IN A LOCATION APPROVED BY THE FIRE CHIEF. ALL DOORS ON THIS PROPERTY ARE "GRAND-MASTERED" KEYED. BUILDING SHALL MEET NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1142, STANDARD ON WATER SUPPLIES FOR SUBURBAN AND RURAL FIRE FIGHTING, LATEST EDITION.
3. AN ADDITIONAL KNOX BOX SHALL BE INSTALLED AT THE ENTRANCE GATE TO THE FACILITY.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

ANNE W. BIALOBRZESKI LLS #752 DATE

APPROVED BY THE BRENTWOOD PLANNING BOARD	DATE
Chairman	
Recording Agent:	

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
VOICE: (603) 433-2335
FAX: (603) 433-8104

SURVEYOR:
STOCKTON SERVICES
PO BOX 1306
HAMPTON, NH 03843-1306
603-929-7404

Contingency applies to Tract 1 D24936 OWM 108974

ISSUED FOR: PLANNING BOARD

ISSUE DATE: FEBRUARY 19, 2008

REVISIONS:

NO.	DESCRIPTION	BY	DATE
A	INITIAL P.B. SUBMISSION	EDW	02/12/08
B	CORRECT LOT REFERENCE	EDW	02/13/08
C	ADD ABUTTERS	EDW	02/19/08

DRAWN BY: RLN
APPROVED BY: EDW
DRAWING FILE: 4101.DWG
SCALE: 1" = 30'

OWNER/APPLICANT:
JIRAN REALTY, LLC
P O BOX 163
252 SANDOWN ROAD
FREMONT, NH 03044

PROJECT:
TAX MAP 205
LOT 14
COMMERCIAL SITE PLAN
127 PINE ROAD
BRENTWOOD, NH

TITLE:
CHANGE OF USE & PARKING LOT EXPANSION PLAN

SHEET NUMBER: C-1

P4101

NOTES:

1. THE APPLICANT, "Jirah Realty, LLC" IS REQUESTING A CHANGE OF USE PERMIT TO ALLOW THE PRIVATE BUS SERVICE COMPANY TO OCCUPY THE PREMISES.
2. THE APPLICANT IS PROPOSING TO EXPAND THE EXISTING GRAVEL SURFACE LAYDOWN AREA TO ACCOMMODATE ADDITIONAL VEHICLES. THE APPLICANT WOULD HAVE THE OPTION OF PAVING THE GRAVEL PARKING/LAYDOWN AREA.
3. ZONING REQUIREMENTS: ZONE: COMMERCIAL/INDUSTRIAL OVERLAY ZONE: AQUIFER PROTECTION DISTRICT (LOT IS WITHIN AQUIFER PROTECTION DISTRICT)

	REQUIRED	PROVIDED
FRONTAGE:	300' MIN.	300'+ PROVIDED
MINIMUM AREA:	120,000 S.F.	108,974 S.F. + 11,100 S.F. ON SECTION 1 (2.76 AC.+/–) PROVIDED
IMPERVIOUS COVERAGE:	45% MAX. *	43% (1.19 AC.± INCLUDING EXISTING & PROPOSED BUILDING, EXISTING & PROPOSED PAVEMENT/GRAVEL AREAS)
BUILDING SETBACKS:		
EXISTING PAVEMENT:	125'	125'+
ABUTTER:	25'	25'+
STATE R.O.W.:	75'	75'+
HYDRIC A:	100'	100'+
MAX. BUILDING HEIGHT:	35'	EXISTING (LESS THAN 35')
LANDSCAPED/VEGETATED STRIP ALONG FRONTAGE:	50' MIN.	50'+
MINIMUM DISTANCE TO PARKING FROM EDGE OF PUBLIC ROAD:	50' MIN.	50'+

PARKING SPACE REQUIREMENT: LIGHT MANUFACTURING/WAREHOUSE – 1 SPACE/750 GFA OR 1 SPACE PER EMPLOYEE AT MAX. SHIFT (LARGER NUMBER GOVERNS)

EXISTING PLUS PROPOSED SECOND FLOOR BUILDOUT	7,500 SF
FUTURE EXPANSION AREA	5,000 SF
TOTAL GROSS FLOOR AREA	12,500 SF = 17 SPACES
20 EMPLOYEES	20 SPACES REQUIRED

LOT HAS EXCESSIVE AREA FOR ADEQUATE PARKING. NO STRIPING IS PROPOSED.

* (BASED ON TRANSMISSIVITY OF AVG. 1800 S.F./DAY) – PER "7 DAY PUMPING TEST REPORT PRODUCTION WELL #1" ON NEARBY PARCEL (TAX MAP 205, LOT 19), BY GS ENVIRONMENTAL AND GROUNDWATER ASSOCIATES, INC., DATED APRIL 1998.

4. 5,000 S.F. BUILDING EXPANSION WAS APPROVED IN 2001. APPLICANT WISHES TO EXPAND BUILDING IN THE FUTURE. NO NEW EXTERIOR LIGHTING IS PROPOSED. NO NEW UTILITY SERVICES ARE PROPOSED.

5. THE EXISTING SUBSURFACE DISPOSAL SYSTEM IS PERMITTED TO ACCOMMODATE 26 OCCUPANTS. THE PROPOSED USE WILL REQUIRE 20 OCCUPANTS (EMPLOYEES).

6. NO EXTERNAL REPAIR OR MAINTENANCE OF VEHICLES WILL OCCUR.

7. SITE WAS APPROVED FOR EITHER GRAVEL OR PAVED SURFACE. EXPANSION AREA CAN BE EITHER GRAVEL OR PAVEMENT.

8. THE LARGER PARCEL HAS NO WETLAND AREAS. THE SMALLER PORTION OF THE SITE (SEPARATED BY THE NHDOT LAND) HAS KNOWN WETLANDS BUT NO WORK IS PROPOSED ON THIS PORTION OF THE LOT. THEREFORE, NO WETLANDS WILL BE DISTURBED. APPROX. 34,000 S.F. OF LAND AREA WILL BE DISTURBED. SITE ACTIVITIES ARE EXEMPT FROM SWPPP NOTIFICATION REQUIREMENTS.

9. FACILITY OPERATING HOURS: 4:00 AM – 10:00 PM (7 DAYS PER WEEK)

TYPICAL OPERATIONS: FIVE TO TEN VEHICLES TRAVEL TO SITE PER DAY FOR PREVENTIVE MAINTENANCE WORK. MOST VEHICLES PARK OFF–SITE AT EMPLOYEE RESIDENCES. DURING PERIODS BETWEEN SCHOOL SESSIONS AND/OR ANNUAL NHDOT VEHICLE INSPECTION, 50± VEHICLES ARE PARKED ON–SITE.

10. TYPICAL TRAFFIC GENERATION: "SHORT" BUS (22'±), VANS, AND FULL TIME ON–SITE EMPLOYEE PASSENGER VEHICLES.

11. CONSTRUCTION TRAFFIC IS ENCOURAGED TO USE ROUTE 27 FOR ENTERING AND EXITING. ALL VEHICLES EXITING SITE SHALL COMPLY WITH STATE LEGAL LOAD LIMITS.

12. NO NEW SITE LIGHTING IS PROPOSED.

13. RECORDING PLAN NOTE: THIS PLAN SET INCLUDES THE FOLLOWING DRAWINGS: COVER SHEET, SHEETS C–1 AND C–2. ONLY SHEET C–1 WILL BE RECORDED.

14. ALL PROPOSED SIGNS SHALL CONFORM TO THE BRENTWOOD ZONING ORDINANCE.

15. THERE SHALL BE NO EXTERIOR STORAGE OF HAZARDOUS MATERIALS.

16. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS APPROXIMATE. THE LOCATIONS ARE NOT GUARANTEED BY THE SURVEYOR, OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.

17. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY.

18. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO DISTURBING THE SITE SOILS.

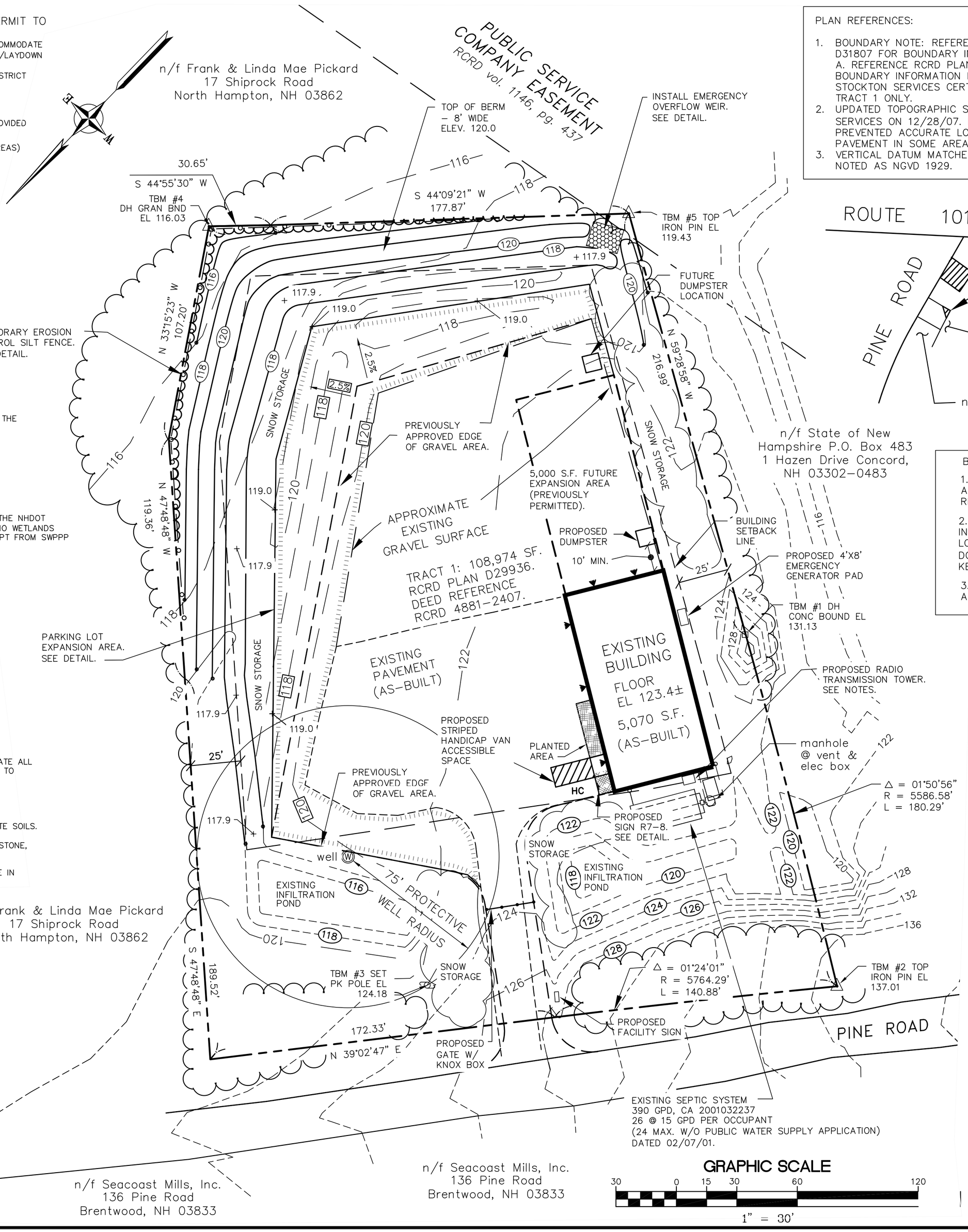
19. ALL DISTURBED AREAS NOT TO BE GRAVELED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH.

20. PROPERTY OWNER SHALL NOTIFY TOWN OF BRENTWOOD PLANNING BOARD IN WRITING OF ANY CHANGE IN TENANTS AT THIS PROPERTY

21. OCCUPANT SHALL CONFORM TO THE BRENTWOOD ZONING ORDINANCE SITE PLAN REVIEW REGULATIONS SECTION 9.13 NOISE.

LEGEND

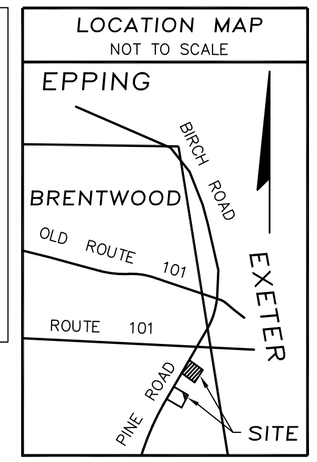
- x 123.9 — EXISTING SPOT GRADE ELEVATION
- + 124.6 — PROPOSED SPOT GRADE ELEVATION
- 120 — EXISTING CONTOUR
- (120) — PREVIOUSLY APPROVED PROPOSED CONTOUR (NOT AS–BUILT)
- 122 — EXISTING CONTOUR (2007)
- (120) — PROPOSED CONTOUR
- EXISTING TREE LINE
- PROPERTY LINE
- PROPOSED TREE LINE
- TEMPORARY EROSION CONTROL SILT FENCE
- PARKING LOT EXPANSION AREA
- EXISTING WALL MOUNTED LIGHT (TO REMAIN)

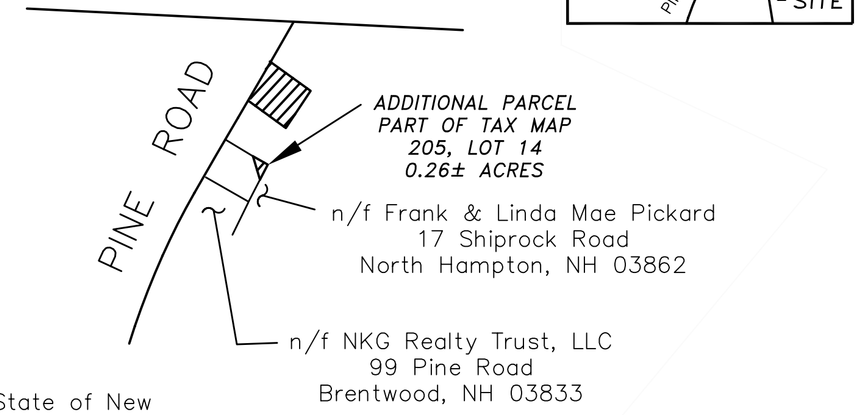


PLAN REFERENCES:

1. BOUNDARY NOTE: REFERENCE RCRD PLAN D31807 FOR BOUNDARY INFORMATION FOR LOT A. REFERENCE RCRD PLAN D29936 FOR BOUNDARY INFORMATION FOR TRACT 1. STOCKTON SERVICES CERTIFICATION APPLIES TO TRACT 1 ONLY.
2. UPDATED TOPOGRAPHIC SURVEY BY STOCKTON SERVICES ON 12/28/07. PARTIAL SNOW COVER PREVENTED ACCURATE LOCATION OF EDGE OF PAVEMENT IN SOME AREAS.
3. VERTICAL DATUM MATCHES RCRD PLAN D31807, NOTED AS NGVD 1929.

LOCATION MAP
NOT TO SCALE





BRENTWOOD FIRE DEPARTMENT NOTES:

1. BUILDING IS EQUIPPED WITH A MONITORED FIRE ALARM SYSTEM WHICH WAS SUBJECT TO PLAN REVIEW BY THE BRENTWOOD FIRE DEPARTMENT.
2. A KNOX BOX/EMERGENCY KEY BOX IS INSTALLED ON THE EXTERIOR OF THE BUILDING IN A LOCATION APPROVED BY THE FIRE CHIEF. ALL DOORS ON THIS PROPERTY ARE "GRAND–MASTERED" KEYED.
3. AN ADDITIONAL KNOX BOX SHALL BE INSTALLED AT THE ENTRANCE GATE TO THE FACILITY.

TOWN OF BRENTWOOD PLANNING BOARD NOTES;

1. A CONDITIONAL USE PERMIT WAS GRANTED IN ACCORDANCE WITH RSA 674: 2.1.II AND BRENTWOOD'S LAND USE DOCUMENT, ARTICLE VII, SECTION 700.003.003.006 ON MARCH 6, 2008.
2. THE FOLLOWING WAIVERS WERE GRANTED FROM BRENTWOOD SITE PLAN REVIEW REGULATIONS BY THE BRENTWOOD PLANNING BOARD ON MARCH 6, 2008:
   I. SECTION 9.14 BUFFER ZONES/LANDSCAPING
   II. SECTION 9.15 ILLUMINATION
   III. SECTION 9.8.4.1 A.j. SOILS MAPPING
   IV. SECTION 9.8.5 RESPONSIBILITY FOR INSTALLATION/CONSTRUCTION (BONDING)

RADIO TOWER NOTES:

1. THE RADIO TOWER IS ANTICIPATED TO BE LESS THAN 100' ABOVE GROUND ELEVATION WITH AN ANTICIPATED HEIGHT OF 70'. INSTALLED HEIGHT WILL BE A FUNCTION OF TRANSMISSION CAPABILITY AT THE SITE. ALL TOWER SUPPORTS AND PERIPHERAL ANCHORS SHALL BE LOCATED ENTIRELY WITHIN THE PROPERTY BOUNDARIES AND IN NO CASE LESS THAN 20' FROM THE PROPERTY LINE.
2. A BARRIER WILL BE CONSTRUCTED NOT LESS THAN 6' IN HEIGHT AROUND THE TOWER. ACCESS TO THE TOWER SHALL BE THROUGH A LOCKED GATE.

APPROVED BY THE BRENTWOOD PLANNING BOARD	DATE
, Chairman	
Recording Agent:	

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
VOICE: (603) 433–2335
FAX: (603) 433–4194

SURVEYOR:
STOCKTON SERVICES
PO BOX 1306
HAMPTON, NH 03843–1306
603 929–7404

ISSUED FOR: PLANNING BOARD

ISSUE DATE: MARCH 10, 2008

REVISIONS

NO.	DESCRIPTION	BY	DATE
A	INITIAL P.B. SUBMISSION	EDW	02/12/08
B	CORRECT LOT REFERENCE	EDW	02/13/08
C	ADD ABUTTERS	EDW	02/19/08
D	PER COMMENTS	EDW	03/06/08
E	PER P.B. COMMENTS	EDW	03/10/08

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4101.DWG

SCALE: 1" = 30'

OWNER/APPLICANT:
JIRAH REALTY, LLC
P O BOX 153
252 SANDOWN ROAD
FREMONT, NH 03044

PROJECT:
TAX MAP 205
LOT 14
COMMERCIAL
SITE PLAN
127 PINE ROAD
BRENTWOOD, NH

TITLE:
CHANGE OF USE & PARKING LOT EXPANSION PLAN

SHEET NUMBER:
P4101 C-1